



Meadowgate
Urmston
M41 9LB

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

23 Meadowgate
Urmston
Manchester
M41 9LB



£750,000

A STUNNING DETACHED PROPERTY THAT HAS A SOUTHERLY REAR ASPECT WITH FAR REACHING VIEWS TOWARDS URMSTON MEADOWS
Within easy walking distance of the facilities available within Urmston Town Centre. Extensive accommodation with three/four bedrooms and tremendous ground floor living space. Ground floor bedroom potential with WC adjacent. Gas central heating system and double glazing. Well appointed family bathroom with shower. Presented to a high standard right through. Good off road parking facilities. Occupying a generous, fully enclosed plot with delightful gardens and multiple patio sections. Large detached, upgraded outbuilding ideal for use as a gym etc. Useful loft space for storage and with potential for further upgrade. Freehold. Has to be viewed to be appreciated. Virtual Tour Available. 1869 sq ft.

TO THE GROUND FLOOR

Porch

With coat hanging facilities etc. Feature doors.

Entrance Hall

With a radiator. Stairs lead off to the first floor rooms with a superb feature double glazed window at the turning point. Useful cloaks/storage cupboard off.

Lounge

With a radiator and a double glazed bay window to the front.

Dining Room

With laminate flooring and an 'Inglenook' with two double glazed corner windows. Feature radiator and double glazed double doors, with adjacent double glazed side panels, out to the rear patio and garden beyond.

Open Plan Kitchen/Dining Area

With a single drainer stainless steel sink unit with mixer tap and a superb range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window, spotlighting and tiled areas. Feature radiator and plumbing for a washer. Integrated dishwasher. Central island unit with breakfast bar facility. Bi-folding doors to:

Orangery

With a radiator and wide double glazed sliding patio doors to outside. Further double glazed windows to one side and roof lantern ensures more than ample natural light.

Rear Hallway

With access from the kitchen to:

Downstairs Bedroom

With a feature radiator and a double glazed bay window to the front.

Ground Floor WC

With a low level WC and pedestal wash hand basin.. Tiled decor. Extractor fan.

TO THE FIRST FLOOR

Landing

With a loft access point. Access to:

Bedroom (1)

With a radiator and a double glazed bay window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bedroom (3)

With a radiator and a double glazed window to the rear. Fitted wardrobe and storage space.



Bathroom

With a white suite comprising free standing bath, wash hand basin with storage below and a low level WC. Separate, walk-in shower compartment, feature radiator and a double glazed window to the side elevation. Attractive tiled decor, extractor fan and spotlighting provided.

Outside

The property occupies a really generous plot with excellent gardens to the front and rear and good off road parking facilities. The rear garden is tiered and incorporates numerous patio sections to take full advantage of the southerly rear aspect and views towards 'The Meadows'.

Additional Information

The tenure of the property is FREEHOLD.



The loft space to the property is accessed via a drop down ladder from the landing. This provides excellent space for storage, with a roof window fitted, and there's potential for further development, subject to any consents required.

Within the grounds there's a **LARGE DETACHED OUTBUILDING** ideal for use as a gym etc. Upgraded with power, heating, lighting, double glazing etc.





23 Meadowgate, Urmston, Manchester, M41 9LB



Approximate total area⁽¹⁾
1869.19 ft²
173.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

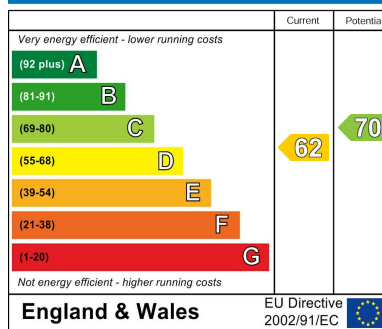
Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

Detached Outbuilding / Gym
8'11" x 34'3"
2.74 x 10.50 m

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings 14 St Mary's Parsonage Manchester M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

