



PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT



Roseneath Road  
Urmston  
M41 5AU

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4 Roseneath Road  
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£475,000

**\*TOWN CENTRE LIVING\*** A superb Victorian mid terraced property offering spacious family accommodation in the heart of Urmston Town Centre. Presented in immaculate condition throughout with accommodation arranged over four floors. Our clients have retained many period features whilst adding a contemporary twist to the property. Spacious lounge with log burner. Breakfast kitchen with integrated appliances and quartz working surfaces. Well appointed family bathroom with freestanding bath and walk-in shower enclosure. Master bedroom with walk-in wardrobe. Storage cellars with potential for further upgrade/conversion. (Subject to any necessary consents). Enclosed courtyard style garden. Walking distance to Urmston Train Station, all town centre amenities and ideally positioned for excellent local schools. 1798 sq ft. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door and stairs leading off to the first floor rooms. Radiator. Wood laminate flooring. Dado rail. Door off to:

### Downstairs WC

With a low level WC and wall hung wash hand basin. Tiled areas. False door providing access to the cellars.

### Lounge

With three double glazed windows to the front. Radiator. Exposed brick chimney breast with log burner installed.

### Dining Room

With a double glazed window to the rear. Radiator. Exposed floorboards. Feature recess inset within the chimney breast.

### Breakfast Kitchen

A superb breakfast kitchen with an excellent range of base and wall cupboard units and quartz working surfaces and breakfast bar facility. Belfast sink with mixer tap. Integrated appliances comprise washer/dryer, fridge/freezer and dishwasher. Feature exposed brick chimney breast with Rangemaster cooker in situ with extractor above. Spotlighting and under cabinet lighting. Feature ladder radiator. Cupboard off housing the combination gas central heating boiler. Double glazed window to the side and double glazed patio doors out to rear garden. Wood laminate flooring.

### Cellars

Excellent storage cellars offering scope for conversion/further upgrade. (Subject to any consents necessary). Chamber one has a double glazed window to the front along with services meters and radiator. Chamber two offers a double glazed exit door to the garden, Belfast Sink and radiator.

## TO THE FIRST FLOOR

### Landing

With dado rail and stairs off to the second floor.



### **Bedroom (1)**

With three double glazed windows to the front elevation. Storage off. Decorative fireplace with period tiling. Two radiators. Exposed floorboards. Door to:

### **Walk-In Wardrobe**

With a double glazed window to the front.

### **Bedroom (2)**

With a double glazed window to the rear. Radiator.

### **Bedroom (3)**

With a double glazed window to the rear. Radiator.



### **Family Bathroom**

A well appointed family bathroom with a freestanding bath with period style shower attachment, a walk-in shower enclosure with rainfall shower, vanity unit with storage below and a low level WC. Chrome ladder radiator. Victorian style floor tiling and tiled areas. Double glazed window to the side.

### **TO THE SECOND FLOOR**



### **Second Floor Landing**

With a loft access point.

### **Bedroom (4)**

With a double glazed window to the rear. Radiator. Spotlighting. Exposed beam to provide a feature of this room.

### **Outside**

To the front is a forecourt area and to the rear is an enclosed courtyard style garden with rear access gate.

### **Additional Information**

The tenure of the property is FREEHOLD.

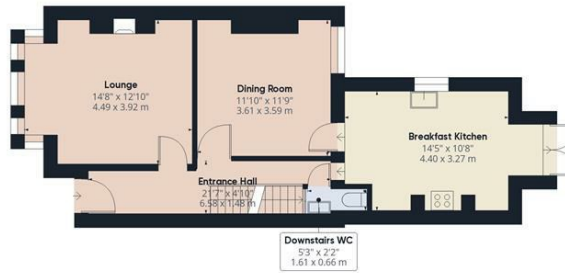




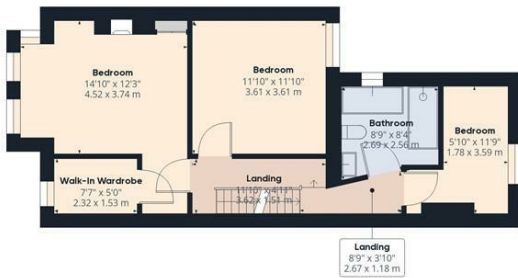


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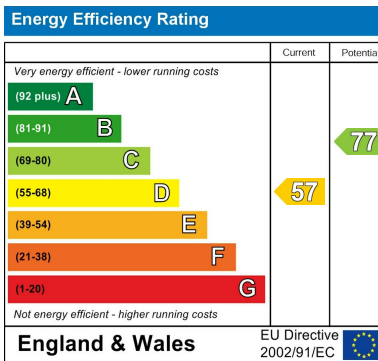
Approximate total area<sup>®</sup>  
1797.52 ft<sup>2</sup>  
166.99 m<sup>2</sup>



(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.

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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.

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