



Marlborough Road  
Urmston  
M41 5QP

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

51 Marlborough Road  
Urmston  
Manchester  
M41 5QP



£400,000

\*SITUATED IN A POPULAR AND HIGHLY REGARDED LOCATION WITH REAR OUTLOOK TOWARDS ALLOTMENTS\*  
Conveniently situated for access to local amenities. An extended three bedroom semi-detached property built in the 1950's. Two separate reception rooms plus large 'Eat-in' kitchen. Well appointed bathroom with separate shower. Gas central heating system and double glazing. Benefitting from two garages and off road parking facilities. Pleasant gardens to the front and rear. Must be viewed to be appreciated. No ongoing vendor chain. 1274 sq ft. Leasehold for the residue of 999 years from 19/01/1954, subject to an annual ground rent of £4.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With a radiator. Stairs lead off to the first floor rooms with storage space below. UPVC double glazed entrance door.

### Lounge

With a radiator and a double glazed bay window to the front. Wall mounted gas fire. Double doors provide access to:

### Dining Room

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

### Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces. Plumbing for a washer, cooker point and space for dryer and fridge/freezer. Tiled areas, radiator and double glazed windows to the two elevations. UPVC double glazed door to outside. Ample space for dining table and chairs.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side and loft access point.

### Bedroom (1)

With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space with matching dressing table unit.



### **Bedroom (2)**

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space.

### **Bedroom (3)**

With a radiator and a double glazed window to the front. Fitted wardrobe and storage space with desk facility. Fitted bedbase.



### **Bathroom**

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed windows to two elevations, tiled decor and a radiator. There's a separate, walk-in shower compartment.



### **Outside**

The property benefits from pleasant gardens that extend to the front and rear. A driveway provides an off road parking facility and gives access to an **ATTACHED GARAGE** with an up and over door and rear access door. Beyond this is a further, **CONCRETE SECTIONAL GARAGE**, ideal for storage etc.





Ground Floor



Floor 1

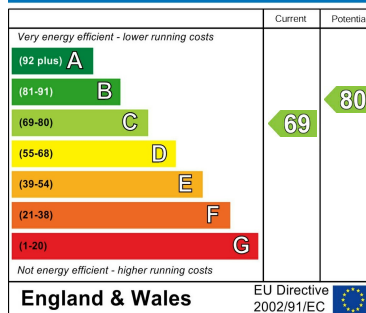
Approximate total area<sup>(1)</sup>  
1274.21 ft<sup>2</sup>  
118.38 m<sup>2</sup>

(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.

GIRAFFE360

**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.

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