



Gladstone Road  
Urmston  
M41 0XZ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

32 Gladstone Road  
Urmston  
Manchester  
M41 0XZ



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£255,000

\*SITUATED IN A MOST CONVENIENT LOCATION, WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE FACILITIES, TRAIN STATION ETC\* A two bedroom mid terraced property. Well presented accommodation. Lounge-Kitchen/Diner. Delightful enclosed rear garden. Well appointed shower room. Gas central heating system-combination boiler. Ideal first time purchase or buy-to-let investment. Freehold. Must be viewed to be appreciated. Virtual Tour Available. 545 sq ft.

## TO THE GROUND FLOOR

### Lounge

With a feature entrance door and double glazed window to the front. Exposed floorboards. Feature recess inset within the chimney breast. Meter Cupboards. Radiator.

### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Five ring gas hob with extractor above and oven. Space for appliances with plumbing for a washer and dishwasher. Laminate flooring. Radiator. Tiled areas. Wall mounted combination gas central heating boiler. Double glazed window to rear and double glazed exit door to the rear garden.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Exposed floorboards. To:

### Bedroom (1)

With a double glazed window to the front elevation. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Exposed floorboards. Storage off.

### Shower Room

With a walk-in shower with mixer shower and anti-splash screen fitted. Low level WC, wash hand basin with storage below. Chrome ladder radiator. Spotlighting. Double glazed window to the rear. Tiled areas.

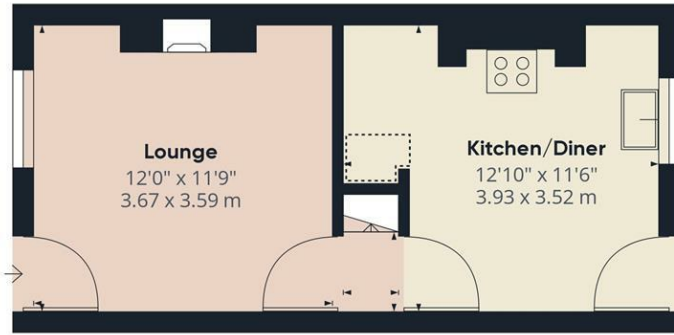
### Outside

To the front is a garden forecourt. To the rear is an enclosed garden with rear access gate.

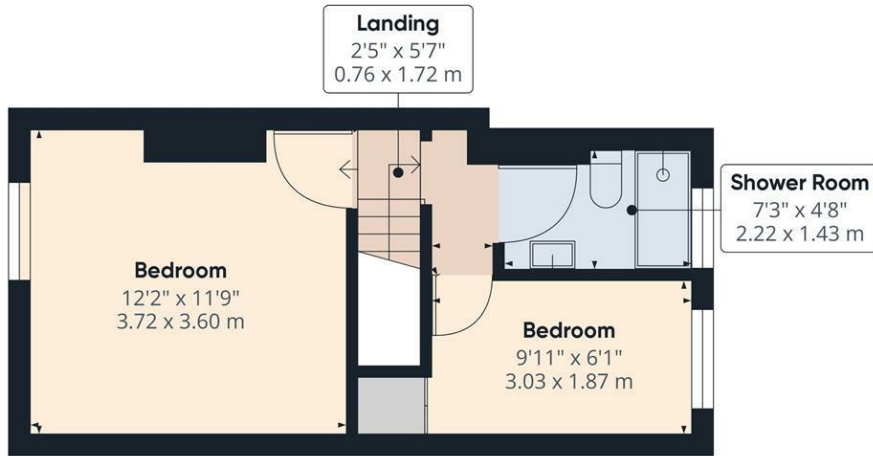
### Additional Information

The tenure of the property is FREEHOLD.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

545.23 ft<sup>2</sup>  
50.65 m<sup>2</sup>

Reduced headroom

4.67 ft<sup>2</sup>  
0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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