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Derby Road  
Urmston  
M41 0UF

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Offers Over £675,000

\*AN EDWARDIAN FOUR DOUBLE BEDROOM SEMI-DETACHED PROPERTY\* Presented in immaculate condition throughout and offering spacious family accommodation arranged over four floors. Approx 1978 sq ft. Mixing period features with modern high quality fixtures and fittings. Two separate reception rooms plus open plan extended kitchen/diner. Useful range of cellar rooms offering scope to upgrade/convert (subject to any necessary consents required). Four well proportioned bedrooms with en-suite shower room/WC to master bedroom. Beautifully appointed family bathroom with Villeroy & Boch fittings. Excellent gated off road parking facilities with EV charging point. Enclosed private garden areas to the side and rear. Situated on the fringe of Urmston Town Centre within walking distance of Urmston Train Station, all town centre amenities, Golden Hill and Davyhulme Parks. Ideally positioned for access to the well regarded local primary and secondary schools. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

### Vestibule

With attractive period tiling. To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Feature entrance door with adjacent side window with leaded lights and stained glass inserts. A door leads off to the cellars.

### Lounge

With a double glazed bay window to the front with encapsulated stained glass. Wall light points. Modern fitted Parquet wood flooring. A most attractive feature fireplace with hearth and tiled inserts provides a focal point of this room. Radiator.

### Sitting Room

With a double glazed side bay window with encapsulated stained glass. Radiator. Modern fitted Parquet wood flooring. A most attractive period fireplace set within a featured surround with tiled inserts and hearth.

### Open Plan Kitchen/Diner

With an excellent range of base and wall cupboard units and Granite working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Two radiators. Integrated fridge/freezer. Metro tiled splash backs. Bosch built in oven and grill. Smeg four ring gas hob with extractor. Tiled flooring and modern fitted Parquet wood flooring in the dining area. Double glazed windows and exit door with encapsulated stained glass and double glazed patio doors lead out to the rear.

### Cellars

The cellars offer excellent dry storage with potential to convert/upgrade (subject to any necessary consents required). The cellars comprise four chambers. One chamber is utilised as a utility with working surfaces, base and wall cupboard units and plumbing for a washer. Wall mounted 'Worcester' condensing combination gas central heating boiler. (Installed 2022). The other three chambers are currently utilised for storage.

## TO THE FIRST FLOOR

### Landing

With stairs off to the second floor.

### Bedroom (1)

With a double glazed bay window to the front elevation with encapsulated stained glass. Excellent range of fitted wardrobes. Radiator. Period cast iron fireplace provides a focal point of this room. Door off to:

### En-Suite Shower Room/WC

With a corner shower enclosure, low level WC and Vanity wash hand basin. Fully tiled. Extractor fan and spotlighting. Chrome ladder radiator. Double glazed window to the front with encapsulated stained glass.

### Bedroom (2)

With a double glazed window to the side elevation with encapsulated stained glass. Radiator. Cast iron period fireplace. Ample space for wardrobes.

### Bedroom (3)

With a double glazed window to the rear with encapsulated stained glass. Radiator. Excellent range of fitted wardrobes with dressing table and storage.



### **Bathroom**

With a four piece suite comprising 'Villeroy & Boch' tile panelled bath, low level WC, wall hung Vanity wash hand basin and corner walk-in shower enclosure with rainfall shower. Anthracite feature radiator. Spotlighting and extractor fan. Two double glazed windows to the rear with encapsulated stained glass.

### **TO THE SECOND FLOOR**

### **Second Floor Landing**

With a radiator, Velux roof window and access to eaves.

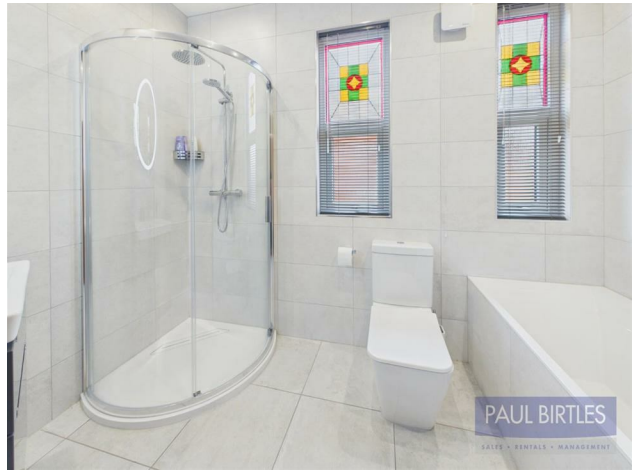
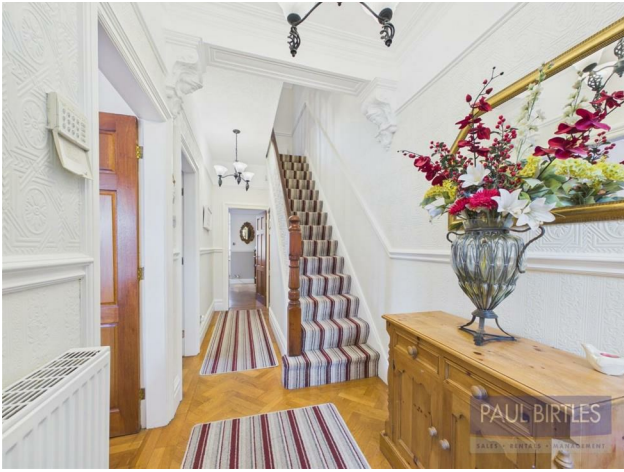
### **Bedroom (4)**

With a double glazed window to the side elevation with encapsulated stained glass and Velux roof window. Radiator. Vanity wash hand basin. Fitted eaves storage built in suitable for hanging clothes etc. (Not shown on floorplan)

### **Outside**

The property occupies a corner plot on the corner of Rowan Avenue and Derby Road, To the front are excellent gated off road parking facilities with EV charging point. To the side and rear are garden areas offering excellent privacy with composite fencing and side gate.







**19 Derby Road, Urmston, Trafford, M41 0UF**





Floor -1



Ground Floor

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

1978 ft<sup>2</sup>

183.7 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>



Floor 1



Floor 2

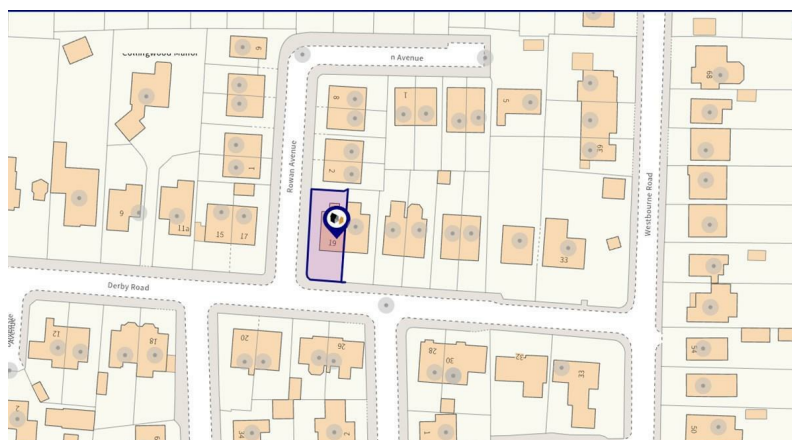
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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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