



Torbay Road
Urmston
M41 9LH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

1 Torbay Road
Urmston
Trafford
M41 9LH



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£395,000

EXCELLENT STANDARD OF PRESENTATION An inter-war built three bedroom semi-detached property that has been significantly upgraded by our clients to now provide move-in ready accommodation suitable for a variety of purchasers. Positioned within easy reach of the facilities available within Urmston Town Centre. Open plan lounge/dining room and fitted kitchen. Useful ground floor WC. Gas central heating system-combination boiler. Beautifully appointed bathroom and separate WC. Excellent off-road parking facilities plus detached concrete sectional garage to the rear. Good sized garden to the rear with an easterly aspect. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Feature entrance door with adjacent side windows. Radiator. Meter cupboard. Bespoke fitted shoe storage. Wood effect laminate floor tiles.

Lounge

With a double glazed bay window to the front. Radiator. Feature recess within the chimney breast with bioethanol burner. Wood effect laminate floor tiles. Open to:

Dining Room

With double glazed patio doors with adjacent side windows out to the rear garden. Radiator. Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating an inset single drainer sink unit with mixer tap. Induction hob, built in oven and integrated microwave. Integrated undercounter fridge. Plumbing for a washer. Double glazed window to the side and rear. Cupboard off where the combination gas central heating boiler is located. Double glazed window to the side and rear elevations.

Downstairs WC

With a low level WC and corner wash hand basin. Spotlighting.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Loft access point.

Bedroom (1)

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

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

With a panelled bath and Vanity wash hand basin. A shower is installed over the bath with an anti splash screen fitted. Chrome ladder radiator. Double glazed window to the rear. Tiled areas. Fitted shelving.

Separate WC

With a low level WC. Double glazed window to the side. Spotlighting.

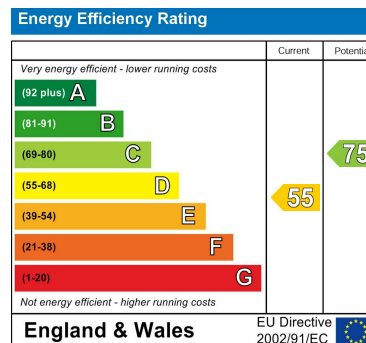
Outside

To the front are excellent off road parking facilities on a block paved driveway. To the rear is an enclosed garden with detached concrete sectional garage with an up and over door with power and light laid on.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 22/10/1936, subject to an annual ground rent of £5.





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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