



Vicarage Road
Urmston
M41 5TP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

5 Vicarage Road
Urmston
Trafford
M41 5TP



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Offers Over £600,000

***OFFERED FOR SALE WITH NO ONGOING
VENDOR CHAIN*** An immaculately presented
three bedroom extended detached property.
Offering spacious family accommodation of
approx 1361 sq ft. Two separate reception
rooms plus kitchen/diner. Useful utility plus
downstairs WC. Garage offering potential for
conversion subject to any necessary
consents required. Beautifully appointed
bathroom. Delightful enclosed rear garden
with two patio areas. Excellent off road
parking to the front. Potential to further
enlarge/extend (subject to any necessary
consents). Occupying a highly regarded and
sought after location within easy reach of the
facilities available within Urmston Town
Centre. Local transport links and motorway
networks close by and well positioned for
highly regarded local primary and secondary
school options. Must be viewed to be
appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With feature entrance door with adjacent side windows. To:

Entrance Hall

With wood laminate flooring and stairs leading off to the first floor rooms.
Radiator. Feature entrance door and adjacent windows with leaded lights.
Understairs storage.

Sitting Room

With a double glazed bay window to the front elevation and two further
double glazed windows to the side elevation. Radiator. Wood laminate
flooring. Coal effect electric fire set within a feature fireplace.

Extended Rear Lounge

With two radiators. Three double glazed windows to the side elevation plus
double glazed sliding patio doors to the rear ensure this room is flooded with
natural light. Wood laminate flooring. Gas fire set within a most attractive
fireplace with tiled hearth.

Breakfast Kitchen

With an excellent range of base and wall cupboard units and working
surfaces incorporating a one and a half bowl ceramic sink unit with mixer
tap. Metro tiled splashbacks. Gas hob with extractor canopy above with built
in oven. Tiled flooring. Undercounter integrated fridge. Double glazed window
to the rear and exit door to the rear patio and garden beyond. Radiator in the
dining area.

Utility Room

With base and wall cupboard units and working surfaces incorporating a
single drainer stainless steel sink unit. Tiled flooring to match the kitchen.
Radiator. Double glazed window to the rear. Tiled splashbacks. Plumbing for
a washer and dryer.

Downstairs WC

With a low level WC and wall hung wash hand basin. Tiled areas.

Storage Garage

With an up and over door. Power and light laid on. Wall mounted 'Worcester'
combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Laminate
flooring.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

A beautifully appointed bathroom with suite comprising freestanding bath
with clawed feet, pedestal wash hand basin, low level WC and corner walk-in
shower enclosure. Telephone style mixer attachment over the bath.
Spotlighting and extractor fan. Chrome ladder radiator. Fully tiled. Double
glazed windows to the side and rear elevations.

Outside

To the front of the property are excellent off road parking facilities on a block
paved driveway with wrought iron gates. To the rear is a good sized enclosed
garden, well screened for privacy with two patio areas and lawned areas.
Summer house in situ.



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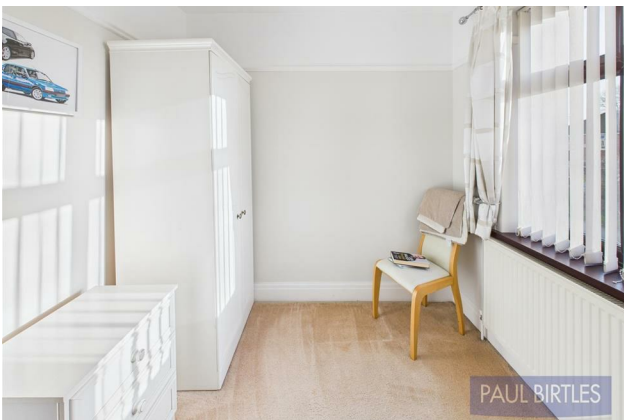
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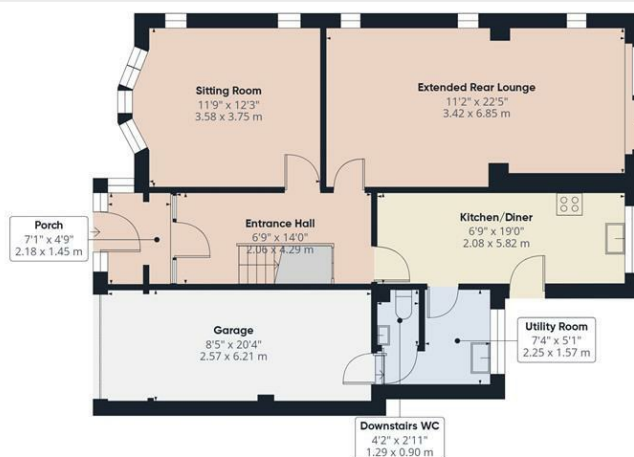
Approximate total area⁽¹⁾

1361 ft²
126.5 m²

(1) Excluding balconies and terraces

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

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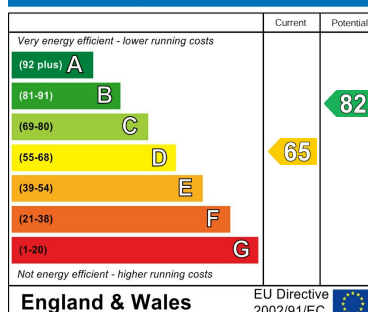
Ground Floor



Floor 1



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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