



Vicarage Road
Urmston
M41 5TP

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

5 Vicarage Road

Urmston

Trafford

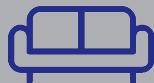
M41 5TP



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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)

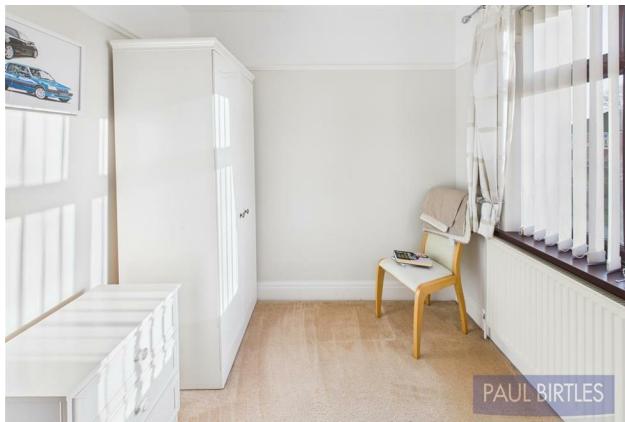
With a double glazed window to the front. Radiator.

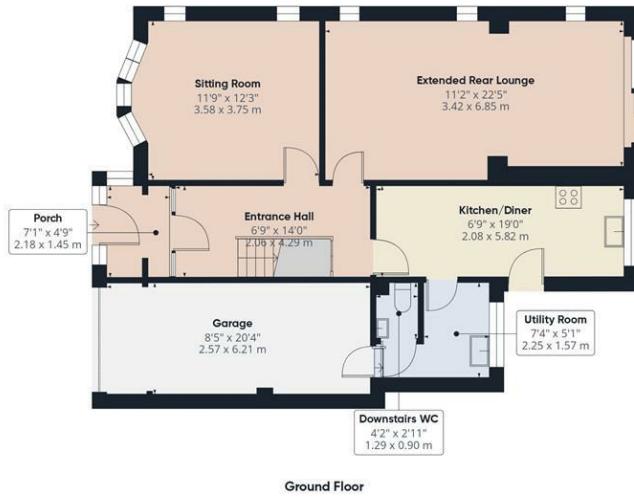
Bathroom

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.



Approximate total area⁽¹⁾1361 ft²126.5 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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