







Walmsley Grove

Manchester

M41 9SG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Walmsley Grove
Urmston
Manchester
M41 9SG

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2

£399,950

AN EXTENDED DETACHED PROPERTY THAT'S SITUATED WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE Freehold-built circa 1998. Lounge, fitted dining kitchen and large conservatory. Three bedroom and bathroom/WC (Shower only at present). Gas central heating system and double glazing. Off road parking and attached garage for storage (no vehicular access at present). Gardens to the front and rear. Inspection highly recommended.

TO THE GROUND FLOOR

Entrance Hall
With a feature double glazed entrance door, stairs off to the first floor rooms and access to the garage.

Lounge
With a gas living flame fire set within a most attractive feature fireplace with tiled inserts. Radiator and double glazed window to the front. Understairs storage cupboard off.

Kitchen/Dining Room
With a stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating a double oven, hob, extractor, dishwasher, fridge and freezer. There are two Velux windows. two double glazed windows to the rear and a double glazed sliding patio door to outside. There's a radiator with a decorative cover and access to:

Conservatory
With two radiators, wood flooring and double glazed double doors to the garden. Built on at the side of the property of part brick instruction.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side. Radiator with decorative cover. Storage cupboard off.

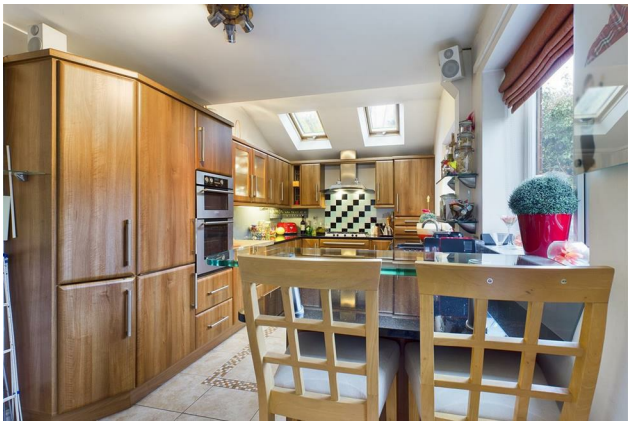
Bedroom (1)
With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space. Loft access point.

Bedroom (2)
With a radiator and a double glazed window to the rear.

Bedroom (3)
With a radiator and a double glazed window to the front.

Outside
To the front of the property is a lawned garden. A driveway provides excellent off road parking facilities and there's an ATTACHED GARAGE for storage with power, lighting, plumbing for a washer and an up and over door. To the rear is an enclosed garden with lawn etc.

Additional Information
The tenure of the property is FREEHOLD.











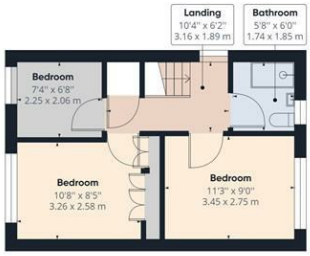

Love you







Ground Floor Building 1



Floor 1 Building 1

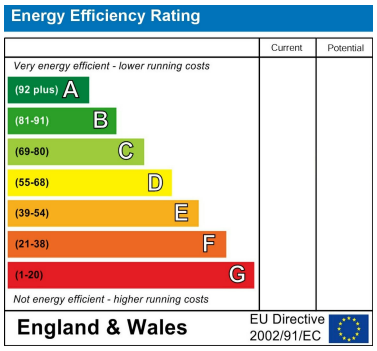
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Approximate total area(1)
1216.56 ft²
113.02 m²

(1) Excluding balconies and terraces

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



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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