







Westgate

Urmston

M41 9EL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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Offers Over £530,000

AN IMMACULATELY PRESENTED THREE BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY BENEFITTING FROM A TWO STOREY REAR EXTENSION Situated on one of Urmston's most sought after roads, within easy reach of Urmston Meadows, local amenities, Abbotsfield Park and Chassen Road Train Station. Two separate reception rooms plus breakfast kitchen. Useful ground floor WC. Beautifully appointed bathroom and en-suite shower room/WC. Excellent off road parking facilities plus detached brick garage. Delightful mature rear garden with fruit trees, well stocked borders and benefitting from a southerly aspect. Approx 1302 sq ft. Virtual Tour Available. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall
Stairs off to the first floor rooms. LVT flooring. Radiator. Feature entrance door with adjacent window with leaded lights and stained glass inserts. Door off to:

Downstairs WC
With a low level WC. Wall hung wash hand basin. Wall mounted Glow Worm combination gas central heating boiler. LVT flooring.

Lounge
With patio doors out to the garden. Radiator. A most attractive gas fire provides a focal point of this room. LVT flooring.

Dining Room
With a double glazed bay window to the front. Feature fireplace with recess and hearth. Radiator.

Breakfast Kitchen
With a range of base and wall cupboard units and Quartz working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Gas hob with extractor canopy. Built in oven and grill. Double glazed window to the side and rear. Spotlighting. Integrated dishwasher and washing machine. Exit door to the side. LVT flooring.

TO THE FIRST FLOOR

Landing
With a feature window to the side elevation with leaded lights and stained glass inserts.

Bedroom (1)
With a double glazed bay window to the front elevation. Loft access point. The loft has been upgraded with insulation ,flooring and power and light laid on.

Bedroom (2)
With a double glazed window to the rear. Radiator. Decorative cast iron fireplace. Door off to:

En-Suite Shower Room/WC
With a walk in shower enclosure, low level WC and Vanity wash hand basin. LED mirror. Chrome ladder radiator. Extractor fan and spotlighting. Tiled areas.

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

Bathroom
With a freestanding bath, walk-in shower enclosure with ‘Mira’ electric shower. Wall hung vanity wash hand basin. Low level WC. Radiator and chrome ladder radiator. LED mirror. Double glazed window to the rear. Spotlighting and extractor fan. Contemporary tiling.

Outside
To the front and side are excellent off road parking facilities leading to a detached brick garage providing excellent storage facilities with power and light laid on.

The fabulous rear garden provides an excellent degree of privacy with patio and lawned areas with well stocked timber sleeper borders and a southerly aspect. Mature fruit trees.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 990 years from 22/08/1927, subject to an annual ground rent of £5.


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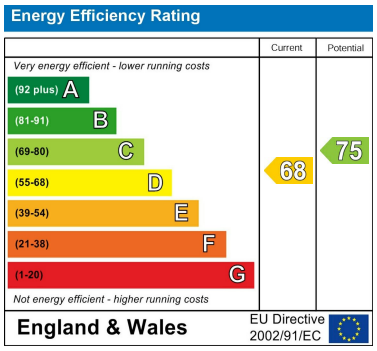

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