



PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT



PAUL BIRTLES



PAUL BIRTLES

Urmston Lane  
Stretford  
M32 9BG

PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT

77 Urmston Lane  
Stretford  
Manchester  
M32 9BG



£495,000

**\*NO ONGOING VENDOR CHAIN\*** An Edwardian four double bedroom semi-detached property in need of modernisation and improvement. Offering spacious family accommodation of approx 1818 sq ft arranged over four floors. Useful range of storage cellars. Through lounge/dining room plus large kitchen/diner. Good sized enclosed rear garden with a southerly aspect. Excellent off road parking to the front. Situated in a popular and convenient location within easy reach of Stretford Mall, Metrolink station and easy access to local transport links and Manchester City Centre. Must be viewed to be appreciated. Providing great to potential to those buyers looking to refurbish and personalise a period property to their own requirements. Virtual Tour Available.

## TO THE GROUND FLOOR

### Vestibule

To:

### Entrance Hall

With stairs off to the first floor rooms and door off to the storage cellars. Radiator.

### Through Lounge/Dining Room

With a bay window to the front elevation. Three radiators. Wall light points. A coal effect gas fire set within a feature surround provides a focal point of this room with two feature windows adjacent with leaded lights and stained glass inserts. Further double glazed window to the rear elevation.

### Open Plan Kitchen/Dining Room

In the kitchen section is a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Built in oven/grill. Gas hob. Space for fridge freezer. Exit door to the side elevation and window. In the dining section is an exposed brick chimney breast with feature recess, radiator and wall light points. Timber double doors with adjacent side windows lead out to the rear patio and garden beyond.

## TO THE FIRST FLOOR

### Landing

With wall light points. Radiator. Storage recess off. Stairs off to the second floor.

### Bedroom (1)

With a bay window to the front elevation and further window. Radiator.

### Bedroom (2)

With two double glazed windows to the rear and side elevations. Radiator.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Bathroom

With a three piece white suite comprising timber panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the side elevation. Tiled areas. A shower is attached over the bath with a rail and curtain fitted. Spotlighting.

## TO THE SECOND FLOOR

### Bedroom (4)

With a double glazed window to the side elevation and Velux roof window. Fitted gas wall heater. Period fireplace.

### Storage Cellars

With three cellar chambers offering excellent storage facilities and offering potential to upgrade/convert subject to any necessary consents required. In the rear chamber is the 'Baxi' combination gas central heating boiler. The first chamber is utilised as a utility with plumbing for a washer and 'Belfast' sink unit.

### Outside

To the front of the property is an off road parking facility. To the rear is a large enclosed garden with paved patio and lawned area. Access to the storage cellars.



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



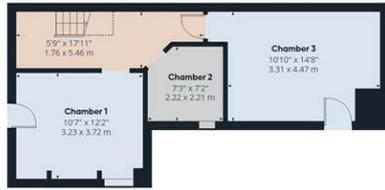
PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



Floor -1



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**  
 1818 ft<sup>2</sup>  
 168.8 m<sup>2</sup>  
**Reduced headroom**  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

**CONTACT**

3 Flixton Road  
 Urmston  
 Trafford  
 M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

