







Westmorland Road

Urmston

M41 9HJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

6 Westmorland Road
Urmston
Trafford
M41 9HJ

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£675,000

AN EDWARDIAN FIVE BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY SITUATED WITHIN A SHORT WALK OF URMSTON TOWN CENTRE Presented in immaculate condition and offering spacious family accommodation. Period features mixed with contemporary modern living with a number of bespoke fused glass art pieces. Large entrance hall, spacious lounge with fitted plantation shutters. Open plan kitchen/living/dining room open to utility area. Useful ground floor WC. Five well proportioned bedrooms. Skilfully executed loft conversion with en-suite bathroom. Off road parking to the front for two cars. Delightful enclosed rear garden with Indian stone patio, lawned area and access to a brick built storage garage. Approx 1764 sq ft to include garage. Freehold. Easy access to Urmston Meadows, all town centre amenities and access to Train Station. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
With quarry tiled floor. An impressive entrance door with adjacent side windows with leaded lights and stained glass inserts opens to:

Entrance Hall
A spacious entrance hall with period style tiled flooring, stairs off to the first floor rooms with LED lighting and radiator with a decorative cover. To the side is a beautiful window with stained glass inserts with leaded lights.

Lounge
With a bay window to the front elevation with original encapsulated stained glass double glazed windows with fitted plantation shutters. A living flame gas fire is set within a most attractive feature fireplace with tiled hearth.

Downstairs WC
With a low level WC and counter top wash hand basin. Chrome ladder radiator. Cupboard off where the combination gas central heating boiler is located. Extractor fan. Feature glass hand fused art window.

Dining/Sitting Room
With understairs storage cupboard off. Commercial quality laminate flooring throughout this room and into the kitchen/utility. Radiator. Spotlighting. Double glazed door with adjacent side windows leads out to the rear patio and garden byeond. Open to:

Kitchen
With a range of base and wall cupboard units and oak breakfast bar facility with plinth heater and circular sink unit. Spotlighting. Falcon range style cooker in situ and with bespoke fused glass splashbacks. Open to;

Utility Area
With a range of base and wall cupboard units and working surfaces incorporating a double drainer stainless steel sink unit Plumbing for a washer and dishwasher. Space for fridge/freezer. Fused glass bespoke splashbacks. Radiator. Double glazed patio doors to the side elevation leading out to the patio area.

TO THE FIRST FLOOR

Landing
With stairs off to the second floor and doors off to all first floor rooms.

Bedroom (1)
With double glazed bay window to the front elevation with fitted plantation shutters. Radiator. Laminate flooring.

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

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

Bedroom (4)
With a double glazed bay window to the front elevation with fitted plantation shutters. Radiator. Currently utilised as a home office.

Shower Room/WC
A well appointed shower room with walk-in shower enclosure, low level WC, bidet and corner wall hung wash hand basin with fused art glass splashhback. Two double glazed windows to the side elevation. Chrome ladder radiator. Tiled areas. Spotlighting and extractor fan. Underfloor heating.

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:

Second Floor Landing
To:



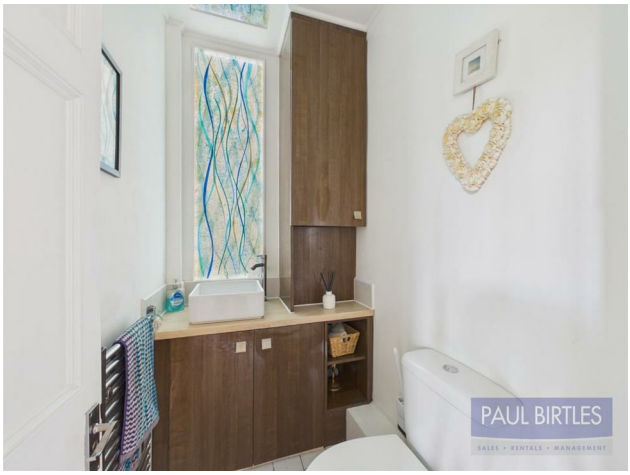


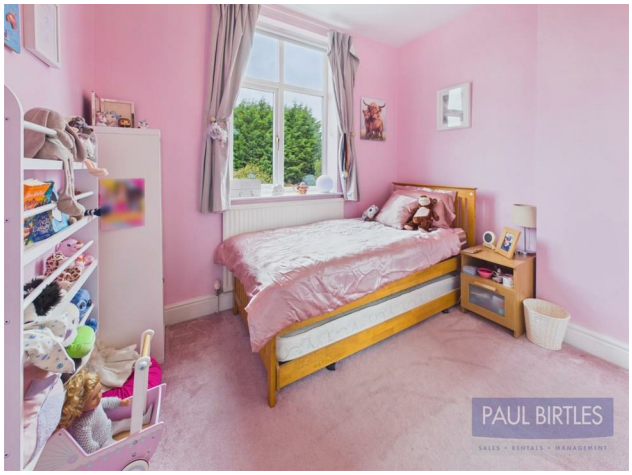


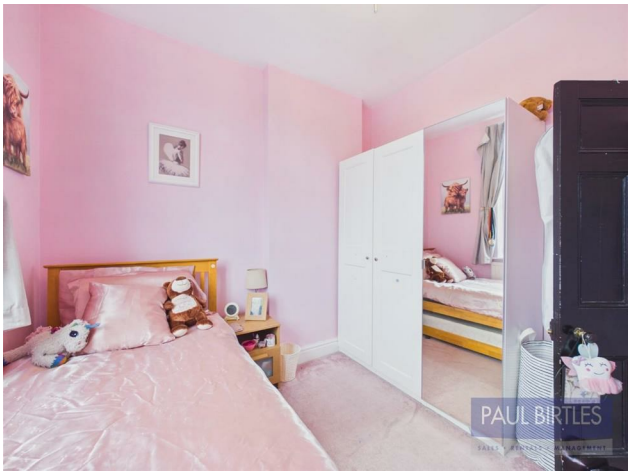
Bedroom (5)
With a radiator, two Velux roof windows with fitted blinds and laminate flooring. Spotlighting. Eaves storage off which is boarded for storage with power and light laid on.

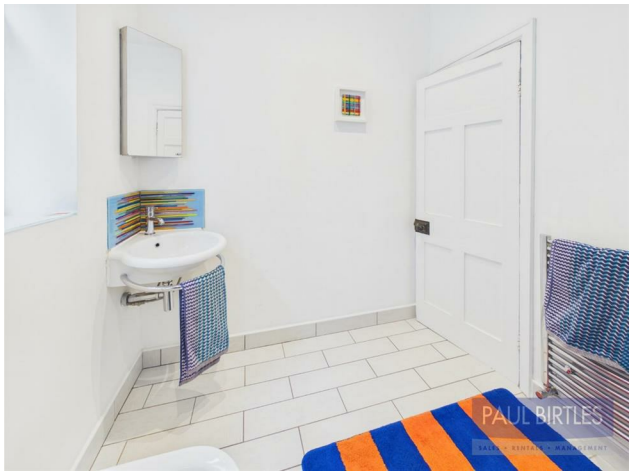
En-Suite Bathroom
With a white suite comprising fused art glass panel bath, low level WC and pedestal wash hand basin. A shower is installed over the bath. Chrome ladder radiator. Tiled areas. Velux roof window. Access to eaves storage space. Underfloor heating.

Outside
To the front of the property are off road parking facilities for two cars. A shared driveway runs between 4&6 giving access to a garage utilsed for storage with double glazed doors to the side. The rear garden has an Indian stone patio area, raised decking seating area and lawned areas.

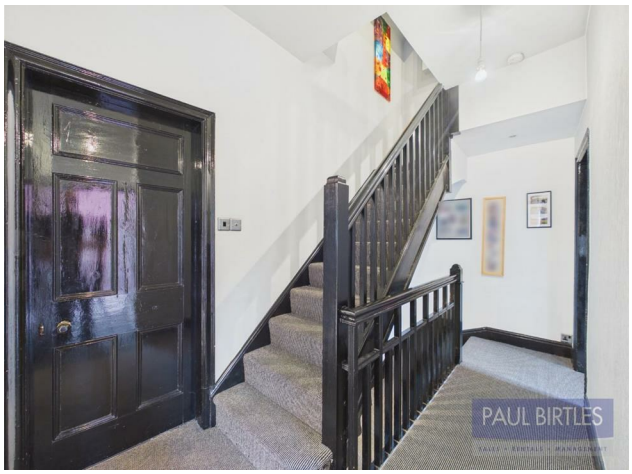

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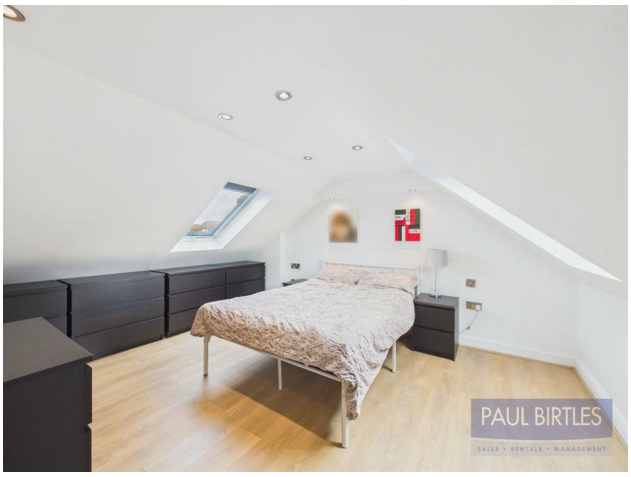

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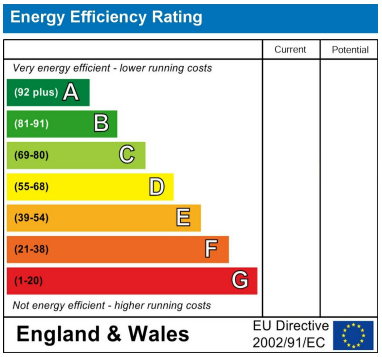

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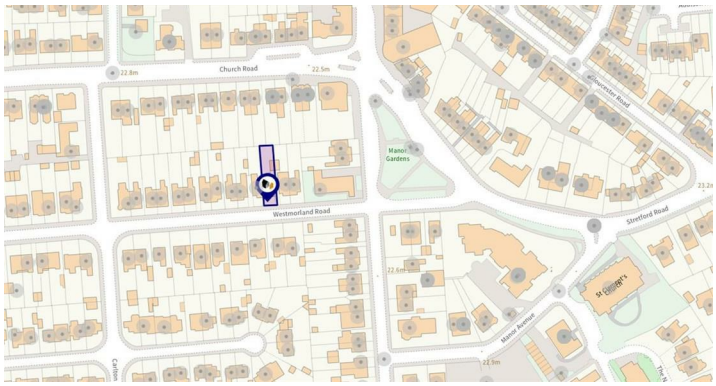


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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour 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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