



PAUL BIRTLES
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Urmston
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Offers Over £525,000

A STUNNING EXTENDED AND REMODELLED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY Presented to show home condition throughout with high quality fixtures and fittings utilised. Offering superb family accommodation of approx 1405 sq ft. Open plan kitchen/dining family room plus separate lounge. Useful downstairs WC, utility room and garage. Beautifully appointed bathroom. Fitted wardrobes to all bedrooms. Excellent off road parking to the front and delightful enclosed rear garden with porcelain patio, water feature and well screened for privacy. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With LVT flooring and stairs off to the first floor rooms. Two radiators. Spotlighting. Push fit bespoke understairs storage. Glass balustrades.

Lounge

With a double glazed window to the front elevation. Radiator. Coal effect gas fire set within a feature recess within the chimney breast.

Sitting Room

With a media wall, LVT flooring to match the ground floor and radiator. Open to:

Open Plan Kitchen/Diner

A superb open plan kitchen/diner of generous proportions. The kitchen section is well fitted with an excellent range of base and wall cupboard units and quartz working surfaces and island unit incorporating a one and a half bowl inset sink unit with mixer tap. Built in Neff oven/grill and microwave. Neff induction hob with extractor above. Integrated fridge/freezer, dishwasher and wine cooler. Spotlighting. Two radiators. Roof lantern and 5m bi-fold doors to the rear ensure this room is flooded with natural light.

Utility Room

With a working surface incorporating a single drainer stainless steel sink unit. Plumbing for a washer and dryer. LVT flooring. Door off to the garage and also to:

Downstairs WC

With a low level WC and wash hand basin. Radiator. Tiled splashback.

Garage

With a roller garage door, exit door to the rear elevation and 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. Glass balustrade. Loft access point. The loft space is boarded for storage with drop down ladder and power and light laid on.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes with mirror fronted sliding doors. Ceiling fan.

Bedroom (2)

With a double glazed window to the rear. Radiator. Ceiling fan. Range of fitted wardrobes with mirror fronted sliding doors.

Bedroom (3)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes and open shelving/storage.

Bathroom

With a 'P'shaped bath, low level WC and wall hung vanity wash hand basin. A shower is installed over the bath with an anti splash screen fitted. Spotlighting and extractor fan. Double glazed window to the front elevation. Contemporary black fittings with matte black ladder radiator.

Outside

To the front of the property are excellent parking facilities on a brick block paved driveway. To the rear is an enclosed garden with porcelain patio and lawned areas. Larch trees provide excellent privacy. Water feature and timber sleeper borders.



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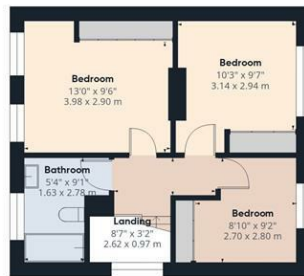


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Ground Floor

Approximate total area⁽¹⁾
1405 ft²
130.6 m²



Floor 1

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