



Windermere Road
Urmston
M41 9HW

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

22 Windermere Road
Urmston
Trafford
M41 9HW



£375,000

NO ONGOING VENDOR CHAIN A corner positioned three bedroom semi-detached property. Offering prospective purchasers scope to personalise and/or extend (subject to any necessary consents required). Open plan kitchen/diner plus separate lounge and conservatory. Useful downstairs WC. Off road parking facility and detached garage accessed from Cumberland Road. Situated in a popular and sought after location within easy reach of the facilities available within Urmston Town Centre. Easy access to Urmston Meadows. Approx 1042 sq ft. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With a wall mounted 'Worcester' combination gas central heating boiler.

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed bay window to the front elevation. Radiator. Wall light points. Electric fire set within a feature fireplace.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob with extractor canopy. Built-in oven and grill. Double glazed window to the rear elevation and exit door to the side. Door off to:

Downstairs WC

With a low level WC and pedestal wash hand basin. Tiled areas.

Dining Room

With two radiators. Open to the kitchen and double glazed door with adjacent side windows leading into:

Conservatory

Built on at the rear of the property with double glazed units or round and exit door to the garden.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the front elevation. Radiator.

Bathroom

With a three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC. 'Triton' electric shower over the bath with an anti-splash screen fitted. Tiled areas. Double glazed window to the rear. Loft access point.

Outside

To the front of the property is an enclosed garden with mature borders and lawn area.

The gardens continue to the side and rear with lawn and patio areas. There is an off road parking facility off Cumberland Road leading to a detached garage in need of repair.



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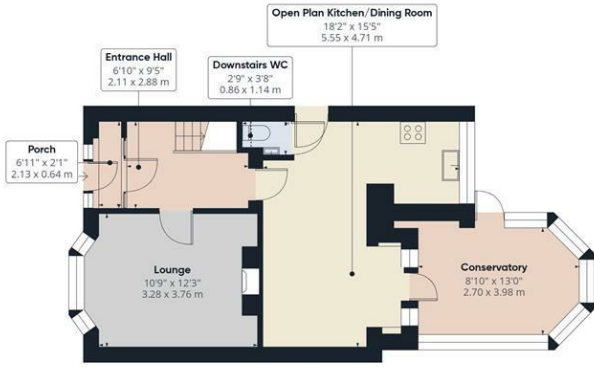
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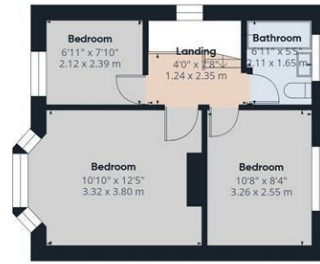
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1042 ft²
 96.8 m²

Reduced headroom
 1 ft²
 0.1 m²

(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.

GI RAFFE360

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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