Moorside Road

Urmston

M41 5RX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

273 Moorside Road
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Trafford
M41 5RX

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Offers Over £400,000

AN EDWARDIAN SEMI-DETACHED PROPERTY PRESENTED TO A HIGH STANDARD OF PRESENTATION THROUGHOUT MIXING PERIOD FEATURES WITH MODERN DAY LIVING The property has been refurbished in recent years to a high standard with quality fixtures and fittings throughout and now providing contemporary family accommodation of approx 1063 sq ft. Spacious bay fronted lounge with wood burner. Dining room open to a high quality kitchen with Quartz working surfaces and integrated appliances. Well appointed family bathroom. Enclosed rear garden with a south facing aspect. Occupying a popular and convenient location with a frontal aspect towards Davyhulme Golf Course. Virtual Tour Available. Freehold subject to rent charge.

TO THE GROUND FLOOR

Entrance Hall
With a feature entrance door. Exposed floorboards. Meter cupboard off. Period style radiator. Stairs off to the first floor rooms and open to the dining room. Understairs storage.

Lounge
With a double glazed bay window to the front with fitted plantation shutters. Exposed floorboards. Period style radiator. Wood burner inset within the chimney breast with feature exposed brick and tiled hearth.

Dining Room
With a decorative period fireplace with tiled hearth. Double glazed patio doors lead out to the rear garden. Period style radiator. Open to:

Kitchen
Fitted with an excellent range of base and wall cupboard units and Quartz working surfaces and splashbacks with a Belfast sink with mixer tap. Integrated appliances comprise Neff dishwasher, fridge/freezer and washing machine. Space for a range style cooker with Neff extractor above. Cupboard off housing the Worcester combination gas central heating boiler. Vertical radiator. Spotlighting. Limestone tiled flooring. Double glazed window to the side and double glazed patio doors lead out to the south facing rear garden ensuring this room is flooded with natural light.

TO THE FIRST FLOOR

Landing
With a loft access point. Spotlighting. Velux window providing natural light.

Bedroom (1)
With two double glazed windows to the front elevation. Period style radiator. Exposed floorboards.

Bedroom (2)
With a double glazed window to the rear. Laminate flooring. Decorative period style fireplace with hearth. Period style radiator.

Bedroom (3)
With a double glazed window to the rear. Period style radiator.

Bathroom
A well appointed bathroom with a roll top shower bath with clawed feet. Anti splash screen fitted. Wall hung vanity unit. Low level WC. Period style feature radiator/towel rail. Metro tiles to walls and contemporary hexagonal floor tiling. Double glazed window to the side. Spotlighting.

Outside
To the front is a garden forecourt with aspect towards Davyhulme Golf Course. To the rear is a south facing enclosed rear garden with Indian stone paving. Rear access gate and further side access to the gate to the front.

Additional Information
The tenure of the property is FREEHOLD subject to a rentcharge of £7 per annum.

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Approximate total area(1)

1063 ft²

98.6 m²

(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.

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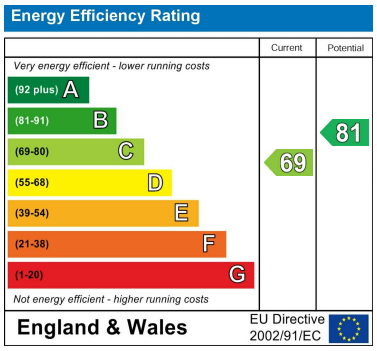

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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