



Moorside Road
Urmston
M41 5SJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

215 Moorside Road
Urmston
Manchester
M41 5SJ



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Offers Over £350,000

SUPERB STANDARD OF PRESENTATION A two double bedroom period terraced property with rear courtyard, garden and off road parking. The property has been significantly upgraded by our client during their ownership utilising high quality fixtures and fittings in keeping with the age and style of the property. Two separate reception rooms plus fitted kitchen. Two large double bedrooms plus a beautifully appointed bathroom. Southerly rear aspect. Ideally suited to first time buyers, homemovers or downsizers. Approx 790 sq ft. Well positioned for access to Urmston Town Centre, local shops and amenities close by. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Vertical period style radiator. Tiled flooring. Dado rail.

Lounge

With a double glazed window to the front with fitted plantation shutters. Period style radiator. Fitted shelving and storage to alcoves. Built in meter cupboard. Feature recess within the chimney breast with tiled hearth.

Dining Room

With a double glazed window to the rear. Understairs storage off with plumbing for a washer and excellent storage facilities. Period style radiator. Door off to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating an inset sink unit with brass mixer tap. Zanussi gas hob with extractor above. Built in John Lewis oven. Cupboard off where the Ideal combination gas central heating boiler is located. Metro tiled splashbacks. Double glazed window to the side and exit door to the courtyard.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is insulated with light laid on. Dado rail.

Bedroom (1)

With two double glazed windows to the front with full height plantation shutters. Fitted wardrobes to alcoves. Period style radiator. Cast iron feature fireplace with tiled hearth.

Bedroom (2)

With a double glazed window to the rear. Period style radiator. Cast iron fireplace with tiled hearth. Dado rail.

Bathroom

Beautifully appointed with period style fittings to include clawed feet bath, wash hand basin and low level WC. A shower is installed over the bath with an anti-splash screen fitted. Extractor fan. Spot lighting. Double glazed window to the side elevation. Chrome ladder radiator. Period style floor tiling and metro tiled walls. Fitted storage.

Outside

To the front is a forecourt. To the rear of the property is a courtyard beyond which there is an off road parking area and garden with a southerly aspect. The garden area has a patio, lawned area and raised section with pergola and raised timber sleepers with decorative stone.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 25/03/1983.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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