



Victoria Road  
Urmston  
M41 5BY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

58 Victoria Road  
Urmston  
Manchester  
M41 5BY



£290,000

\*AN EXTENDED THREE BEDROOM OLDER STYLE SEMI-DETACHED PROPERTY\* Two separate reception rooms plus an extended kitchen. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Situated in a popular and sought after location that's within easy reach of the facilities available within Urmston town centre. Easily managed front and rear garden areas. Off-road parking facility. Shower room/WC. Offering excellent potential for those buyers looking to put their own stamp on a property. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available. Approx 843 sq ft.

## TO THE GROUND FLOOR

### Porch

built on at the front of the property with a double glazed entrance door and UPVC double glazed side panels. A further UPVC door leads to :

### Entrance Hall

With a radiator, a double glazed window to the front and stairs, leading off to the first floor rooms with storage space below.

### Lounge

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature fireplace.

### Dining Room

With a radiator and a double glazed window to the rear.

### Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Radiator, double glazed windows to two elevations and a double glazed exit door to the garden. Space for appliances with a gas point for a cooker and plumbing provided for an automatic washing machine.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With a radiator and a double glazed window to the rear. The 'Worcester' combination gas central heating boiler is located here.

### Bedroom (2)

With a radiator and a double glazed window to the front.

### Bedroom (3)

With a radiator and a double glazed window to the front.

### Shower Room/WC

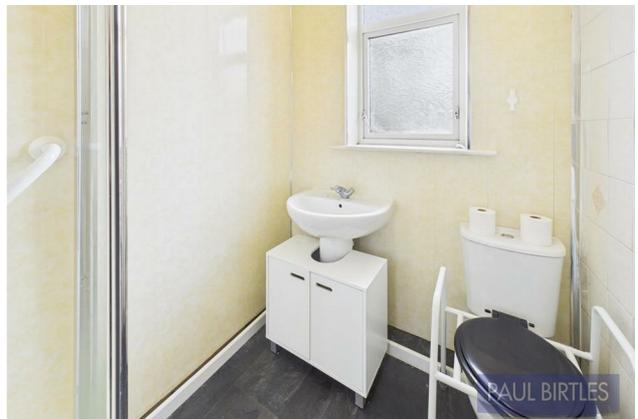
With a walk-in shower, pedestal wash hand basin and low-level WC. Double glazed window to the rear, radiator and tiled/panelled decor.

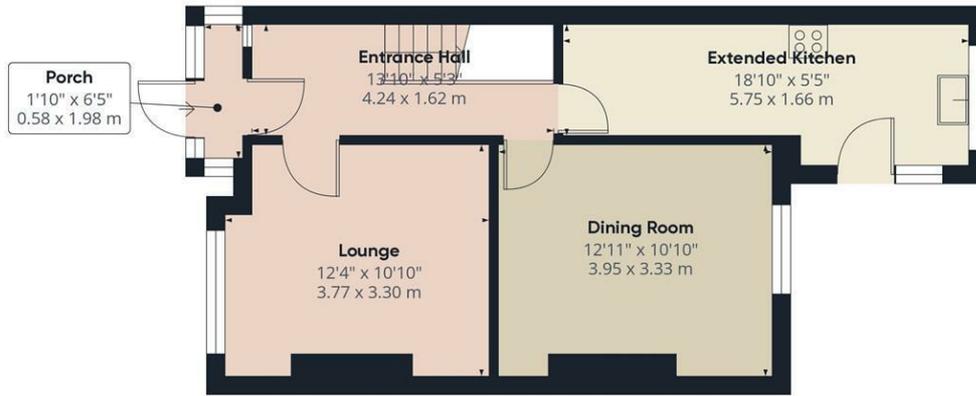
### Outside

To the front of the property is a garden area and an off-road parking facility. To the rear is a small but pleasant garden area with a stocked flower bed.

### Additional Information

Confirmation of tenure awaited by solicitor. The property is unregistered at land registry.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
843.34 ft<sup>2</sup>  
78.35 m<sup>2</sup>

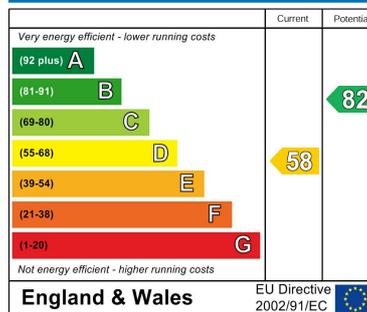
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Energy Efficiency Rating**



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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