



Roseneath Road
Urmston
M41 5AU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

28 Roseneath Road
Urmston
Trafford
M41 5AU



£425,000

TOWN CENTRE LIVING A spacious Victorian mid terraced property offering spacious family accommodation in the heart of Urmston Town Centre. Accommodation arranged over four floors. Two separate reception rooms plus good sized kitchen. Four double bedrooms plus large bathroom. Storage cellars with potential for further upgrade/conversion. (Subject to any necessary consents). Enclosed courtyard style garden with an easterly aspect. Walking distance to Urmston Train Station, all town centre amenities and ideally positioned for excellent local schools. Scope for buyers to personalise to their own requirements. 1576 sq ft. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator.

Lounge

With a double glazed bay window to the front elevation. Laminate flooring to match the ground floor. Radiator. A coal effect electric fire is set within a most attractive feature fireplace and surround provides a focal point of this room. Double doors open to:

Dining Room

With a double glazed window to the rear elevation. Two radiators. Feature recess within the chimney breast with feature lighting. Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Newly installed oven and electric hob with extractor canopy above. Radiator. Space for appliances and plumbing for a washer. Double glazed window to the side elevation and exit door. Tiled splashbacks. A door leads off to:

Storage Cellars

Offering potential for update/conversion (subject to any necessary consents required). Two chambers. In chamber two, the 'Glo-Worm' gas central heating boiler is located.

TO THE FIRST FLOOR

Landing

With stairs off to the second floor. Radiator.

Bedroom (1)

With a double glazed bay window to the front elevation and further double glazed window ensuring this room is flooded with natural light. Two radiators. Decorative period fireplace.

Bedroom (2)

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

Bathroom

With a white suite comprising panelled bath, low level WC and pedestal wash hand basin. Walk-in shower enclosure. Cylinder/airing cupboard. Tiled areas. Double glazed window to the side elevation. Radiator.

TO THE SECOND FLOOR

Second Floor Landing

To:

Bedroom (3)

With a double glazed window to the rear elevation. Two radiators.

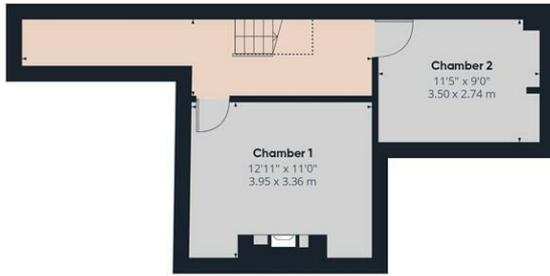
Bedroom (4)

With a double glazed window to the rear elevation. Radiator. Built in storage.

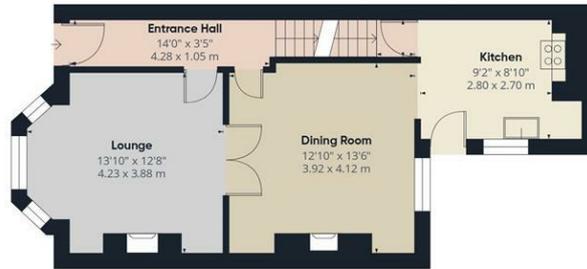
Outside

Enclosed forecourt area to the front. To the rear is an enclosed courtyard style garden with rear access gate.





Ground Floor



Floor 1



Floor 2



Floor 3



Approximate total area^m
 1576 ft²
 146.5 m²

Reduced headroom
 13 ft²
 1.3 m²

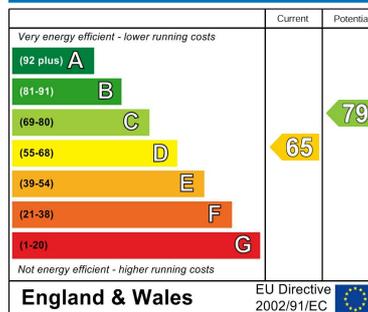
(1) Excluding balconies and terraces

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.

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
 Urmston
 Trafford
 M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

