Newcroft Road

Urmston

M41 9NN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

36 Newcroft Road
Urmston
Trafford
M41 9NN

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Offers Over £310,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property situated in a popular and sought after location close to Urmston Meadows. Offering great potential to those purchasers looking to personalise a property to their own requirements. Through lounge/dining room. Well appointed bathroom and separate WC. Enclosed rear garden with a westerly aspect. Garage offering scope to convert (subject to any necessary consents required). Within easy reach of local amenities and transport links. Approx 943 sq ft. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUD FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator.

Through Lounge/Dining Room
With a double glazed bay window to the front elevation and double glazed sliding patio doors to the rear leading out to the rear patio and garden. Fitted gas fire. Two radiators.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel unit. Space for a freestanding cooker. Space for under counter appliances. Tiled splashbacks. Radiator. Double glazed window to the rear. Storage pantry off. Door off to:

Attached Garage
With double doors to the front elevation and exit door to the rear. Plumbing for a washer. Working surface. Offering excellent potential for conversion/extension (subject to any necessary consents required).

TO THE FIRST FLOOR

Landing
With a feature window to the side of the stairs with stained glass inserts.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator.

Bedroom (2)
With a double glazed window to the rear. Range fitted wardrobes. Radiator.

Bedroom (3)
With a corner double glazed window to side and front elevations. Radiator.

Bathroom
With a white suite comprising 'P' shaped bath and pedestal wash hand basin. A 'Triton' electric shower is installed over the bath with an anti-splash screen fitted. Radiator. Contemporary tiling. Double glazed window to the rear. Radiator. Airing/linen cupboard.

Separate WC
With a low level WC and double glazed window to the side elevation. Tiled areas and extractor fan.

Outside
To the front of the property is a gated parking facility. To the rear is an enclosed garden with a westerly aspect.

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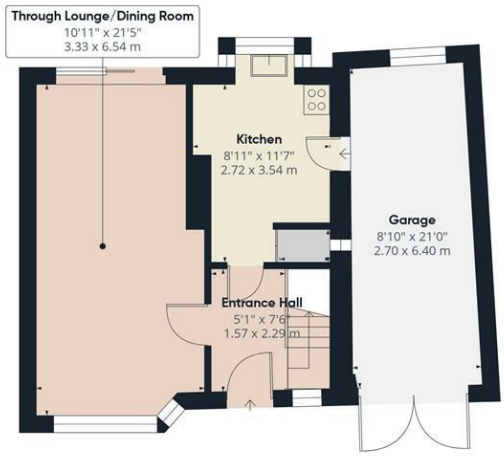
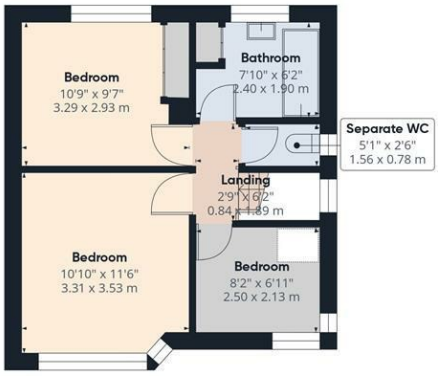


Ground Floor



Floor 1

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Approximate total area(1)

943 ft²

87.6 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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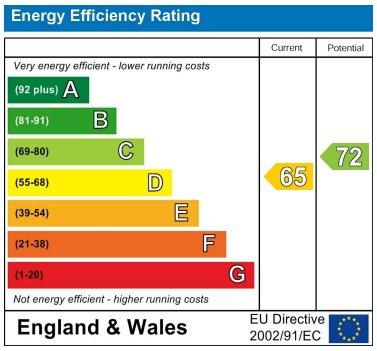

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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