



Holly House Drive
Urmston
M41 6QS

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

9 Holly House Drive
Urmston
Trafford
M41 6QS



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£465,000

NO ONGOING VENDOR CHAIN A three bedroom link-detached property. One owner since new. (1979). Approx 1156 sq ft. Offering great potential to prospective purchasers looking to update and modernise a property to their own requirements. Scope to extend (subject to any necessary consents required). Situated at the head of peaceful a cul-de-sac on an excellent sized plot. Two separate reception rooms. Kitchen adjacent to dining room offering knock through potential. Useful utility room and downstairs WC. Attached garage offering potential to convert (subject to any necessary consents required). Enclosed rear garden with a south-westerly aspect. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With a radiator with a decorative cover. Door off to:

Downstairs WC

With a low level WC and corner wash hand basin. Double glazed window to the front.

Lounge

With an 'Inglenook' with two double glazed windows, wall light points and an electric fire set within a feature stone fireplace and hearth. Double glazed bay window to the front. Two radiators. Stairs off to the first floor rooms.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Electric hob with extractor above. Tiled splash backs and flooring. Radiator. Breakfast bar facility. Neff oven. Integrated fridge. Cupboard off where the 'Worcester' combination gas central heating boiler is located.

Dining Room

With double glazed sliding patio doors out to the rear garden. Radiator.

Utility Room

Accessed from the rear of the property with plumbing for a washer, Belfast style sink unit and a double glazed window to the rear. Door off to:

Attached Garage

With an up and over door with power and light laid on. Offering potential for conversion (subject to any necessary consents required).

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Storage cupboard off. Loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the rear. Extractor fan. Period style radiator.

Outside

Off road parking to the front and a good sized enclosed garden to the rear with mature borders and a south westerly aspect.





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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