







Meadowgate
Urmston
M41 9LB

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

22 Meadowgate
Urmston
Trafford
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Offers Over £800,000

A MAGNIFICIENT FOUR DOUBLE BEDROOM LATE EDWARDIAN SEMI-DETACHED PROPERTY WITH A REAR OUTLOOK OVER URMSTON MEADOWS Spacious family accommodation arranged over three floors. Approx 1920 sq ft. Two large reception rooms plus kitchen/diner. Exceptional converted cellars with shower room/WC. Four spacious bedrooms, one with balcony. Excellent off road parking to the front and side. Enclosed tiered garden with a southerly aspect. Within walking distance of all the varied amenities available within Urmston Town Centre. Freehold subject to £7.50 per annum rentcharge. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
A beautiful entrance hall with feature entrance door with adjacent windows with leaded lights and stained glass inserts. Laminate flooring. Radiator. Stairs off to the first floor rooms. Wall light points. Beamed ceiling. Door off to the cellars.

Lounge
With a bay window to the front elevation. Cast iron radiator. Inglenook with windows to three elevations with fitted plantation shutters. Open fireplace. Wall lights points.

Rear Sitting Room
With laminate flooring and two cast iron radiators to the rear bay. Fitted shelving and storage to alcoves. Exit door with adjacent windows leads out to the raised decking area to the rear.

Kitchen/Diner
With granite working surfaces and a range of base and wall oak cupboard units incorporating a Belfast sink unit. Four ring gas hob with extractor canopy and built in oven and hob. Laminate flooring. Integrated dishwasher and microwave. Exit door to the side elevation and double glazed patio doors with adjacent side windows lead out to the rear decking. Radiator in the dining area and built in storage.

FROM THE ENTRANCE HALL STAIRS LEAD DOWN TO:

Cellar Hallway
With exit door to the side elevation. Spotlighting. Laminate flooring.

Chamber (1)
Currently utilised as a home gym but could be utilised for a variety of uses. Spotlighting, radiator, meter cupboard and two double glazed windows to the side elevation. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Open to:

Chamber (2)
With spotlighting and chrome ladder radiator.

Chamber (3)
Utilised for storage with spotlighting.

Shower Room/WC
With large walk in shower enclosure, low level WC and pedestal wash hand basin. Extractor fan, spotlighting and double glazed window to the side. Tiled areas.

Utility Room
With Belfast style sink unit and plumbing for a washer. Spotlighting.

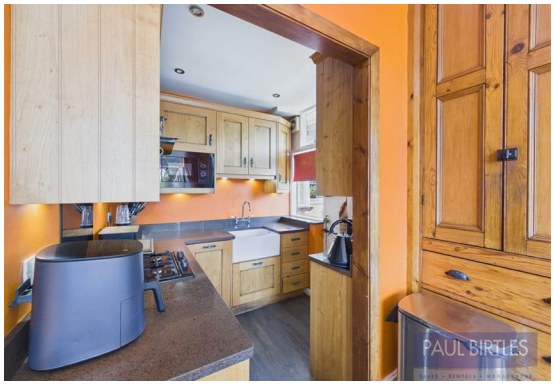
TO THE FIRST FLOOR

Landing
With laminate flooring and doors off to all first floor rooms.

Bedroom (1)
With a double glazed bay window to the front. Exposed floorboards. Radiator. Range of fitted wardrobes.

Bedroom (2)
With a double glazed door with adjacent side window to the rear with a balcony with an outlook over Urmston Meadows. Range of fitted wardrobes and dressing table facility. Radiator.







Bedroom (3)
With a double glazed bay window to the rear. Radiator.

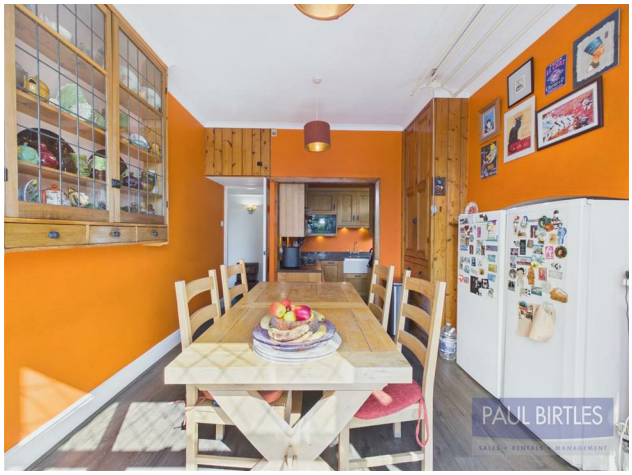
Bedroom (4)
With a double glazed window to the front elevation. Radiator.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. A shower is installed over the bath with a rail and curtain fitted. Chrome ladder radiator. Two double glazed windows to the side with encapsulated stained glass. Fully tiled. Extractor fan.

Outside
Excellent off road parking to the front on a concrete imprinted driveway with an EV charging point.

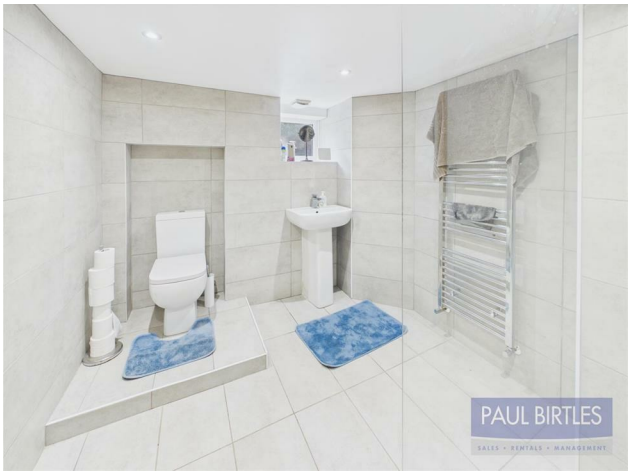
Double gates to the side give access to another parking area, access to the cellars and detached concrete sectional storage garage with an up and over door.

To the rear is an incredible tiered garden with raised decking, two distinct lawned areas and well stocked borders with fruit trees. Indian stone patio to the rear of the garden with brick built BBQ.


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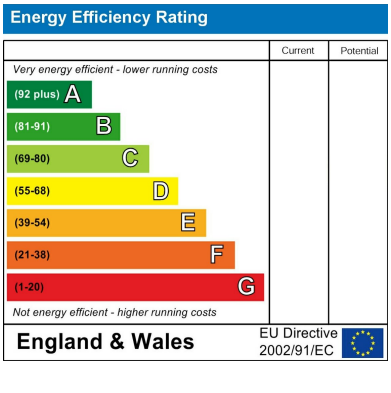

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