



Cumberland Road
Urmston
M41 9HQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

117 Cumberland Road
Urmston
Trafford
M41 9HQ



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Offers In The Region Of £600,000

A SIGNIFICANTLY EXTENDED FOUR DOUBLE BEDROOM / TWO BATHROOM SEMI-DETACHED PROPERTY Offering quite superb family accommodation of approx 1948 sq ft. Multiple reception rooms plus open plan kitchen/diner with granite working surfaces. Spacious bathroom and en-suite shower room/WC. Good sized enclosed rear garden with a south-westerly aspect. Situated in a popular and highly regarded location that's within walking distance of the facilities available within Urmston Town Centre. Easy access to Urmston Meadows. Ideally situated for well regarded local primary and secondary schools along with bus route connectivity for schools further afield. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Wood laminate flooring. Radiator. Understairs storage off.

Through Lounge

With a double glazed bay window to the front. Wood burner inset within a feature recess within the chimney breast with wooden mantle. Wood laminate flooring. Two radiators. Double glazed sliding doors open to:

Dining Room Extension

Built on at the rear of the property with double glazed units all round and with patio doors out to the rear garden. Rooflight. Wood laminate flooring to match the ground floor. Wall light points. Open to:

Morning Room

With wood laminate flooring. Spotlighting. Radiator. Open to:

Open Plan Kitchen/Diner

With an excellent range of base and wall cupboard units and granite working surfaces and island unit. Double drainer inset Franke sink unit with mixer tap. Double glazed patio doors to the rear. Integrated dishwasher. Range style cooker in situ with extractor canopy. Spotlighting. Radiator. Space for an American style fridge/freezer. Door off to:

Garage/Utility

With an up and over door. Wall mounted 'Ideal' combination gas central heating boiler. Belfast sink unit. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the front.

Bedroom (1)

With a double glazed window to the rear. Radiator. Laminate flooring. Spotlighting. Door off to:

En-Suite Shower Room/WC

With a walk in shower with 'Mira' electric shower, Vanity wash hand basin and low level WC. Extractor fan. Spotlighting.

Bedroom (2)

With a double glazed bay window to the front. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bedroom (4)

With a double glazed window to the front. Radiator. Laminate flooring.

Separate WC

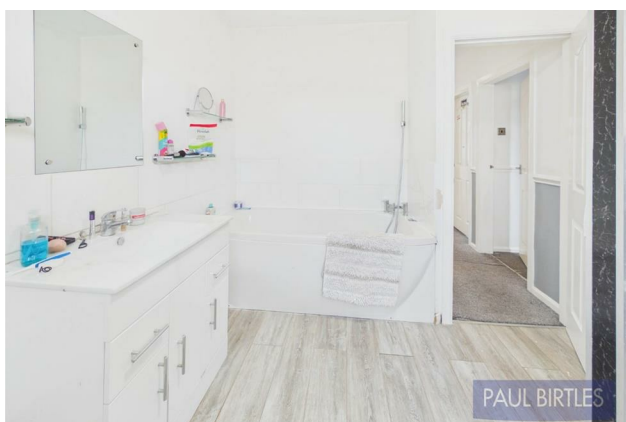
With a low level WC. Double glazed window to the front.

Bathroom

With a white suite comprising panelled bath, Vanity wash hand basin, low level WC and walk in shower. Tiled areas. Radiator. Double glazed window to the rear. Additional shower attachment over the bath.

Outside

To the front of the property is an off road parking facility on a decorative stone driveway. To the rear is a good sized enclosed rear garden with lawn and raised decking areas with pergola. The rear garden has a south-westerly aspect,



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1948 ft²
180.9 m²

(1) Excluding balconies and terraces

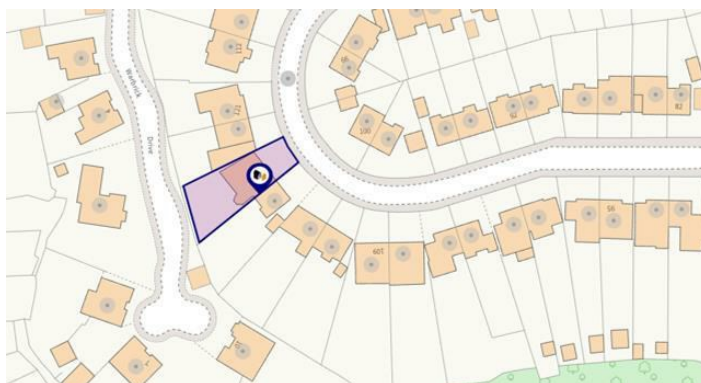
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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



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