







Cumberland Road

Urmston

M41 9HQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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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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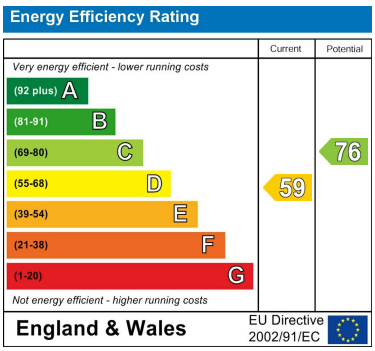

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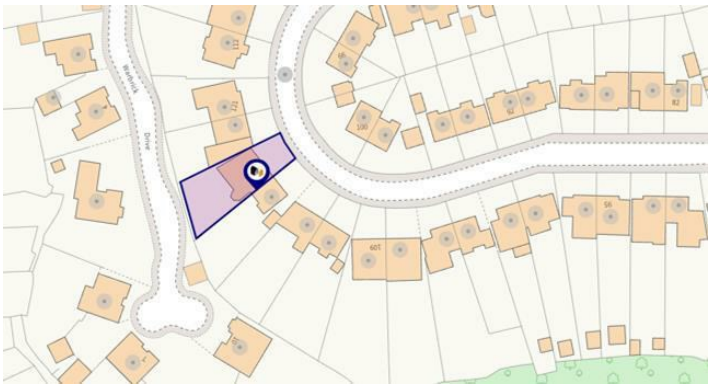

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Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

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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