







Moorside Road

Urmston

M41 5RA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

'Heather Brae' 2
Moorside Road
Urmston
Manchester
M41 5RA

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£625,000

A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED PROPERTY OFFERING FLEXIBLE AND WELL PRESENTED ACCOMMODATION OF APPROX 1459 SQ FT Situated on a crescent section of Moorside Road on the fringe of Urmston Town Centre with a frontal aspect facing Golden Hill Park. At ground floor level there are two separate reception rooms, open plan kitchen/diner, ground floor shower room/WC and utility area plus an attached brick built garage offering scope to convert (subject to any necessary consents required). Three well proportioned bedrooms and a stylishly appointed bathroom at first floor level. Cost efficient Solar panel system installed. Excellent off road parking to the front. Enclosed front and rear gardens. Walking distance of all town centre facilities and Urmston Train Station. Within catchment for excellent local primary schools and walking distance to Urmston Grammar and other well regarded secondary school options. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Utility/Entrance Area
With a feature entrance door to the front. Base and wall cupboard units and working surface incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Plumbing for a washer and space for a dryer. Fitted storage. Radiator. Velux roof window and spotlighting. Door off to the garage and to:

Ground Floor Shower Room/WC
With a walk-in shower, low-level WC and wash hand basin. Velux window. Extractor fan and spotlighting. Tiled areas.

Lounge
A bright and spacious reception room with 2m bifold doors leading out the rear garden, two double glazed windows to the side elevation in an 'Ingelnook'. Further feature circular double glazed window to the front elevation and additional adjacent double glazed window. Two vertical radiators. Wall light points. Plate rack for display. Wood laminate flooring.

Inner Hall
With two storage cupboards off.

Dining Room
With double glazed bay window to the front elevation. Radiator. Wood laminate flooring. Wall light points. Inglenook with two double glazed windows to the side elevation.

Open Plan Kitchen/Diner
With a range of base and wall cupboard units and central island unit. One and a half bowl inset sink unit with mixer tap. Converted Aga electric cooker installed with a Luxair extractor canopy above and extension gas cooker. Radiator. Integrated dishwasher. Pantry off. Double glazed window to the rear and side elevations and exit door to outside. Ample space in the dining/living section.

Garage
An excellent sized garage with roller door and double glazed exit door to the rear. Inverter for the solar panel system. The garage offers potential for conversion (Subject to any planning consent required).

TO THE FIRST FLOOR

Landing
With all first floor rooms off.

Bedroom (1)
With a double glazed bay window to the front elevation overlooking Golden Hill Park. Oak hardwood flooring. Radiator.

Bedroom (2)
With a double glazed window to the rear. Wall light points. Laminate flooring. Range of fitted wardrobes.

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







Bathroom
With a white suite comprising 'P' shaped bath with shower above and anti-splash screen fitted. Low level WC and counter top circular sink unit with storage below. Double glazed window to the rear. Extractor fan and spotlighting. Loft access point. The loft space is insulated.

Outside
to the front of the property or excellent off-road parking facilities and an enclosed front garden area with a front lap back towards Golden Hill Park. To the rear is an enclosed garden with a Indian stone patio and lawn area areas.

Additional Information
*3.9Kw Solar Panel system installed * (Included within the sale price.)

Separate 10.4Kwh battery system available by separate negotiation. When combined with the solar system it allows you to charge and/or store solar power or export accordingly. Further information available on request.

Newly installed Vaillant Boiler (November 2026

TADO thermostats to radiators


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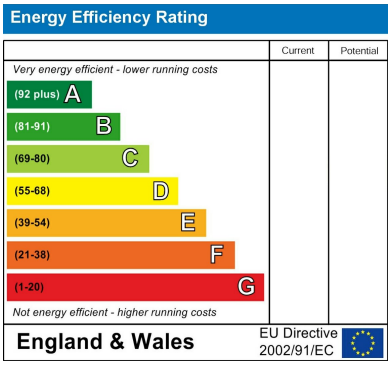

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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