



## 2 Gilpin Road

Urmston, Manchester, M41 9NE

\*OFFERS INVITED\* Park Lane Estate Agents are delighted to offer For Sale this much-loved and beautifully presented four-bedroom semi-detached house on Gilpin Road, a much sought-after residential road in Urmston. The property has been modernised throughout, boasting a sizeable kitchen/diner, bespoke fitted wardrobes in some bedrooms and a stylish four-piece family bathroom. The tasteful and well-thought-out extension also includes the loft space, which is fully boarded and accessed via drop-down ladders. The house is perfectly positioned for easy access to a wealth of local amenities, including schools, shops, playing fields, transport links and Humphrey Park Allotments. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance hallway, through dining room and lounge, entertainment bedroom, kitchen diner, stairs to the first floor landing, master bedroom with an en-suite, second bedroom, third bedroom, fourth bedroom and family bathroom. A large loft spanning over 28ft is fully boarded and accessed via a drop-down ladder. Externally to the front, the property offers an easy-to-maintain paved garden and off-road parking. To the rear of the property is a sizeable L-shaped garden which boasts a mix of patio, decking and artificial lawn. This property must be viewed to appreciate the size and quality on offer. Contact us now to arrange your viewing!

**Offers In The Region Of £489,999**

# 2 Gilpin Road

Urmston, Manchester, M41 9NE



- BEAUTIFULLY EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE DINING ROOM AND SEPERATE ENTERTAINEMNT ROOM
- REFURBISHED HIGH SPEC KITCHEN AND BATHROOMS
- LARGE MASTER BEDROOM WITH EN-SUITE & DRESSING AREA
- LARGE BOARDED LOFT SPANNING OVER 28FT WITH ELECTRICS AND OPENING WINDOW
- SOUTH/EAST FACING & LOW MAINTENANCE REAR GARDEN
- PERFECTLY POSITIONED WITHIN CATCHMENT TO URMSTON GRAMMAR SCHOOL
- WARMED BY GAS CENTRAL HEATING & UPVC DOUBLE GLAZED THROUGHOUT
- OFF ROAD PARKING AND EASY ACCESS TO LOCAL AMENITIES
- CONTACT US NOW TO ARRANGE YOUR VIEWING!



[Directions](#)

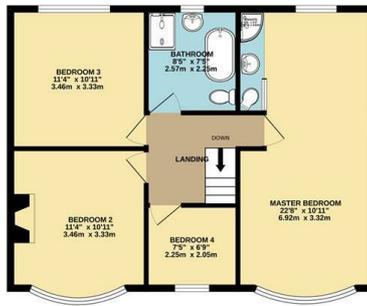


# Floor Plan

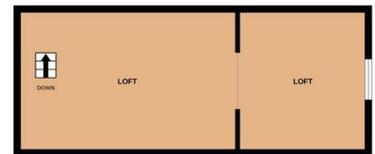
GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



2ND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



## FOUR-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1666 sq.ft. (154.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	