



PAUL BIRTLES

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Cavendish Road
Urmston
M41 0YA

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1 Cavendish Road
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Manchester
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£195,000

AN EXTENDED TWO BEDROOM END TERRACED PROPERTY Situated in a convenient location within easy reach of the facilities available within Urmston Town Centre. In need of modernisation and improvement. Offering great potential. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Large through lounge/dining room. Kitchen and utility room. Shower room/WC. Courtyard to rear. Freehold. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.

TO THE GROUND FLOOR

Through Lounge/Dining Room

With radiators and double glazed windows to each end of this spacious living/entertaining room. Stairs lead off to the first floor rooms and double doors to:

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Gas point for a cooker, double glazed window to the side and tiled areas. Wall mounted combination gas central heating boiler. Opening to:

Utility Room

With a double glazed window to the side. Cupboard space and room for fridge/freezer etc.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bathroom (Shower only at present)

With a walk-in shower, pedestal wash hand basin and low level WC. Double glazed window to the rear, tiled areas and chrome ladder radiator.

Outside

To the front of the property is an forecourt area. To the rear is an enclosed courtyard.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

741.1 ft²
68.85 m²

Reduced headroom

14.21 ft²
1.32 m²

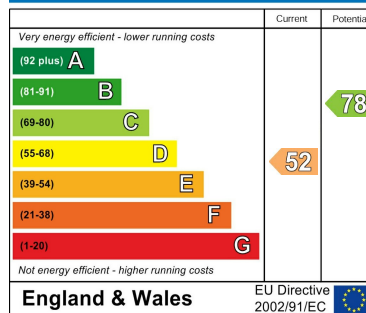
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



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

