



York Avenue  
Urmston  
M41 0ZF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



2 York Avenue  
Urmston  
Manchester  
M41 0ZF



3



1



1



D

£235,000

\*CASH BUYERS ONLY - OF INTEREST TO BUILDERS, DEVELOPERS AND INVESTORS\* \*A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY\* Occupying a cul-de-sac location that's within an easy reach of the facilities available within Urmston town centre. Gas central heating system-combination boiler. Double glazed windows. Gardens to the front and rear. Off-road parking facility. Useful ground floor WC. Lounge plus kitchen/dining room. Shower room/WC. Must be viewed to be appreciated. No ongoing vendor chain. Freehold. Structural engineers report available by request.

## TO THE GROUND FLOOR

### Entrance Hall

With a UPVC double glazed door. Radiator. Stairs lead off to the first floor rooms.

### Lounge

With a radiator and a double glazed window to the front. Fitted gas fire.

### Kitchen/Dining Room

with a single drainer stainless steel sink unit and range of base and wall cupboard units and working surfaces. Plumbing is provided for an automatic washing machine, there's a cooker point and a double glazed window to the rear. Radiator.

### Rear Porch

With a door off to outside and an under stairs storage cupboard off. Access to :

### Downstairs WC

With a white suite comprising low level WC and wash hand basin. Double glazed window to the rear.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side. Loft access point.

### Bedroom (1)

With a double glazed window to the front, radiator and a built-in storage cupboard.

### Bedroom (2)

With a double glazed window to the rear, radiator and a cupboard housing the combination gas central eating boiler.

### Bedroom (3)

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

### Shower Room/WC

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

### Outside

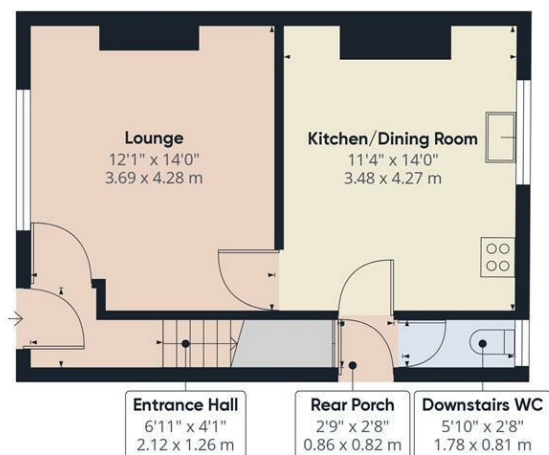
The property benefits from gardens to the front and rear. A paved driveway provides an off-road parking facility.

### Additional Information

Structural engineers report available by request.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
751 ft<sup>2</sup>  
69.77 m<sup>2</sup>

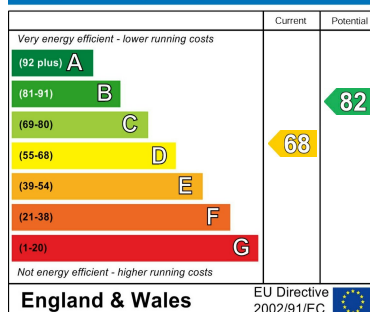
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT