



PAUL BIRTLES

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Shawe Hall Crescent
Flixton
M41 6EN

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22 Shawe Hall Crescent
Urmston
Manchester
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Offers Over £375,000

SITUATED IN A POPULAR AND HIGHLY REGARDED CUL-DE-SAC LOCATION ADJACENT TO FLIXTON GOLF COURSE A four bedroom 'Maunder's' built semi detached property constructed circa 1956. Requiring modernisation and improvement. Offering excellent family accommodation with two separate reception rooms, an "eat-in" kitchen, a useful ground floor WC and a utility room. Bathroom with shower and separate WC. Off-road parking and a large attached brick garage. Pleasant, easily managed gardens to the front and rear. Freehold. Conveniently situated close to local amenities. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With a double glazed sliding door. Tiled flooring. A double glazed door leads to:

Entrance Hall

With a radiator and a double glazed window to the front. Stairs lead off to the first floor rooms with storage space below. Access to:

Downstairs WC

With a low-level WC and wash hand basin. Tiled areas and an extractor fan.

Dining Room

With a wall mounted gas fire and a double glazed bay window to the front. Radiator:

Lounge

With a radiator and a double glazed French door, with adjacent windows, to outside. A feature fireplace provides a focal point of the room.

Breakfast Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Double glazed window to the rear, radiator and tiled areas. The 'Worcester' combination gas central heating boiler is located here. Room for table and chairs. Door to:

Utility Room

With a tiled floor, double glazed window and door to the rear and access to the garage.

TO THE FIRST FLOOR

Landing

With two radiators and a double glazed window to the front.

Bedroom (1)

With a radiator and a double glazed bay window to the front. Range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear. Storage space off.

Bedroom (3)

With a radiator and a double glazed window to the rear. Fitted storage/display unit.

Bathroom

With a coloured suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with an anti-splash screen fitted. Double glazed window to the side, tiled decor and a useful built-in linen/storage cupboard.

Separate WC

With a low-level coloured suite. Double glazed window to the front and tiled areas.

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:

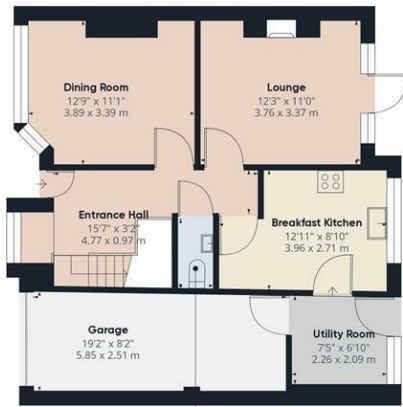
Bedroom (4)

With a double glazed window to the front.

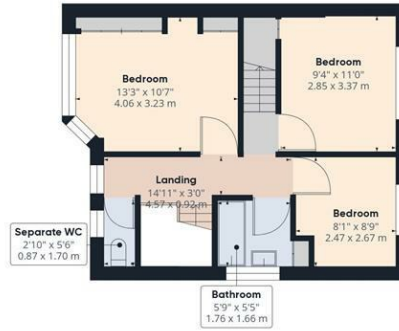
Outside

The property enjoys pleasant gardens to both the front and rear. A driveway provides an off-road parking facility and gives access to a large, attached brick garage with an up and over door.





Ground Floor



Floor 1



Floor 2

Approximate total area[®]

1302 ft²
120.96 m²

Reduced headroom

40.04 ft²
3.72 m²

(1) Excluding balconies and terraces

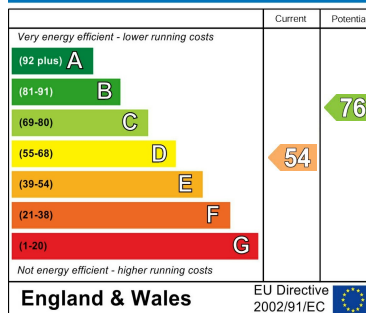
Reduced headroom
..... Below 5 ft/1.5 m

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

