



Blinco Road
Urmston
M41 9NF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

14 Blinco Road
Urmston
Manchester
M41 9NF



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£350,000

SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION THAT'S WITHIN EASY REACH OF LOCAL FACILITIES A spacious semi-detached property with three good bedrooms. Bathroom/WC with shower. Two separate reception rooms plus kitchen. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Gardens to the front and rear. Driveway for off-road parking plus garage. Freehold with a rent charge of £5 per annum. No ongoing vendor chain. Must be viewed to be appreciated. Offering excellent potential to those buyers looking to put their own stamp on a property. Approx 833 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed entrance door and side panels. Radiator. Stairs lead off to the first floor rooms with a useful cloaks/storage area below.

Lounge

With a radiator and a double glazed bay window to the front. A gas fire is set within a timber surround.

Kitchen

With a single drainer stainless steel sink and a range of base and wall cupboard units and working services. Gas cooker in situ, double glazed windows to two elevations and a UPVC double glazed exit door to the garden. Plumbing is provided for an automatic washing machine. Tiled areas.

Dining Room

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

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With radiator and a double glazed window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear. The combination gas central heating boiler is located here.

Bedroom (3)

With radiator and double glazed window to the rear. Built-in storage cupboard.

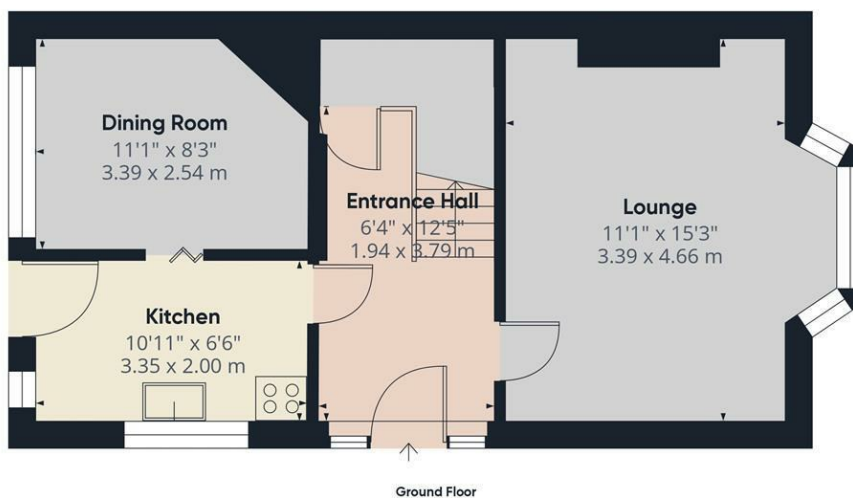
Bathroom/WC

With a three-piece coloured suite comprising panelled bath, pedestal wash handbasin and low level WC. Tiled areas, window to side and ladder radiator. A shower is installed over the bath and a rail and curtain are fitted.

Outside

The property benefits from mainly lawned gardens to the front and rear. A paved driveway provides an off-road parking facility and gives access to a detached concrete sectional garage.





Approximate total area⁽¹⁾
833.12 ft²
77.4 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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