



PAUL BIRTLES

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**Orme Close**  
Urmston  
M41 9RD

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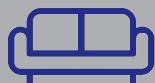
10 Orme Close  
Urmston  
Trafford  
M41 9RD



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60% Shared ownership  
£130,000

\*A ONE BEDROOM GROUND FLOOR FLAT\* A scheme specifically for persons age 60 or above. Gas central heating system/double glazing. Shower room/WC. A popular and sought after location. Communal grounds with parking areas. Own entrance door and direct access to the gardens with a small patio. Conveniently situated for access to local facilities. Shared ownership arrangement (60%) No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

## Entrance Hall

With a radiator and a UPVC double glazed entrance door. There are two extremely useful built-in storage areas off.

## Kitchen

With a single drainer stainless steel sink unit and a range a base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window, tiled areas and a radiator. Plumbing is provided for an automatic washing machine and there's space for a fridge. The 'Worcester' combination gas central heating boiler is located here.

## Shower Room/WC

With a walk-in shower compartment, pedestal wash hand basin and low-level WC. Double glazed-window, tiled decor and a radiator.

## Lounge

With a radiator and a feature fireplace. A double-glazed sliding patio door provides access to a patio area and the communal gardens beyond.

## Double Bedroom

With a radiator, a double-glazed window to the rear and range of fitted wardrobes and storage space. Ceiling fan.

## Outside

The development stands within well-tended, communal grounds with parking areas for residents and visitors.

## Additional Information

A service charge is payable of £69.71pcm. There is also a payment of £47.30pcm in respect of the rent payable on the non-owned portion of the property. (Total £117.01)

The tenure of the property is Leasehold for the residue of 99 years from 01/01/1994.



Approximate total area<sup>(1)</sup>413 ft<sup>2</sup>  
38.4 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 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		
(69-80) C		
(55-68) D	73	75
(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.

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)



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