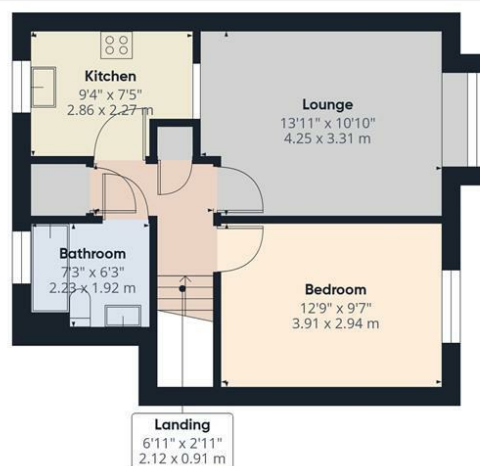




Ground Floor



Floor 1

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾

483 ft²
44.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Contact

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8 Orme Close
Urmston
M41 9RD

60% Shared ownership £125,000
Leasehold



A ONE BEDROOM FIRST FLOOR FLAT A scheme specifically for persons aged 60 or above. Gas central heating system/double glazing. Bathroom/WC. A popular and sought after location. Communal grounds with parking areas. Own ground floor entrance door. Conveniently situated for access to local facilities. Shared ownership arrangement (60%) No ongoing vendor chain. Must be viewed to be appreciated. Virtual tour available.

Ground Floor Entrance

With a radiator and stairs leading off to the first floor rooms.

Landing

With two substantial storage areas off, one housing the 'Worcester' combination gas central heating boiler. Loft access point for storage.

Lounge

With a radiator and a double glazed window overlooking the gardens. Open to:

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces with an electric point for a cooker and plumbing provided for an automatic washing machine. Space for appliances. Double glazed window, tiled areas and a radiator.

Bathroom/WC

With a three-piece white suite comprising panelled bath, wash hand basin with storage below and a low-level WC. A shower is installed over the bath and an anti-splash screen is fitted. Attractive tiled decor, double glazed window and a feature radiator. Extractor fan and spotlighting.

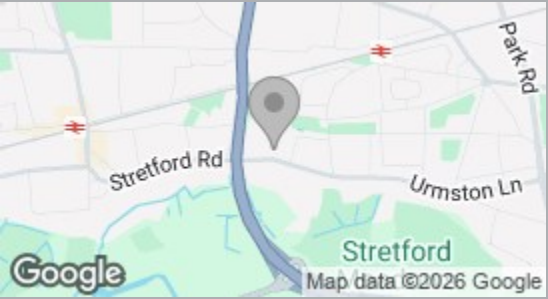
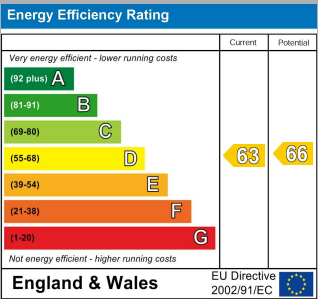
Outside

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

Additional Information

A service charge is payable of £65.43 per calendar month. There is also a payment of £44.81 per calendar month in respect of the rent payable on the non-owned portion of the property.

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



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