



Firwood Avenue
Urmston
M41 9PL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

53 Firwood Avenue
Urmston
M41 9PL



Offers In Excess Of
£275,000

NO ONGOING VENDOR CHAIN A two double bedroom mid terrace property situated in a popular and sought after location within easy reach of the facilities available within Urmston and Stretford town centres. Local transport links close by. Ideal first time buy or buy to let investment. Spacious accommodation of approximately 722 square feet. Well appointed kitchen and bathroom areas. Good size enclosed rear garden. Virtual tour available. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed bay window to the front. Radiator. Archway to:

Dining Room

With double glazed patio doors leading out to the rear garden. Radiator.

Kitchen

With a range of base wall cupboard units and working surfaces incorporating the single drainer stainless steel sink unit. Induction gas hob with extractor canopy above. Built-in oven. Tiled splashback. Double glazed windows to the rear elevation. Plumbing for a washer. Space for fridge freezer. Radiator. Spotlighting. Useful under stairs storage off.

TO THE FIRST FLOOR

Bedroom (1)

With a double glazed window to the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. 'Mira' electric shower and installed over the bath with an anti-splash screen fitted. Double glazed window to the rear. Spotlighting. Chrome ladder radiator. Tiled areas. Linen/airing cupboard off where the 'Ideal' combination gas central heating boiler is located.

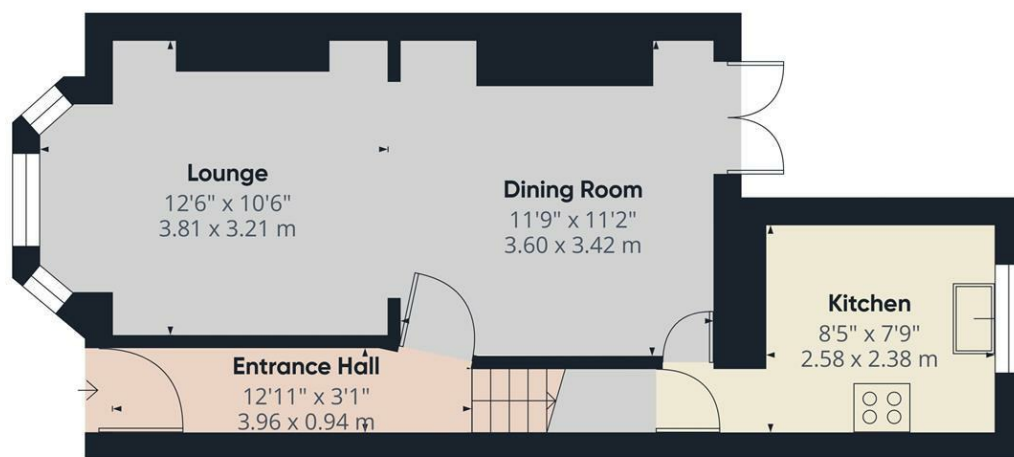
Outside

To the front of the property is a forecourt. To the rear is an enclosed garden with paved patio and lawned areas. Rear access gate.

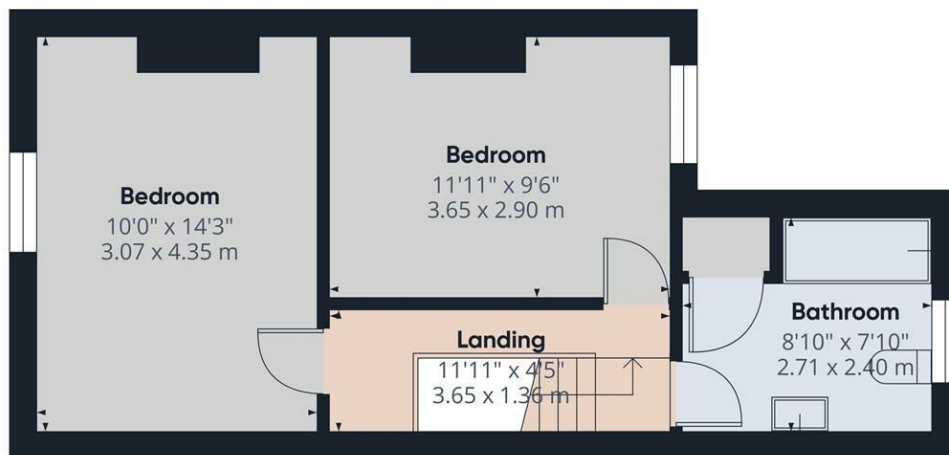
Additional Information

The tenure of the property is FREEHOLD subject to an annual rentcharge of £4.





Ground Floor



Floor 1

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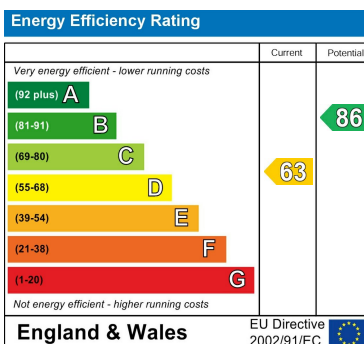
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Approximate total area⁽¹⁾
722 ft²
67.2 m²

(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.

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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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