



Worsley Road
Winton, Eccles
M30 8LY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

177 Worsley Road
Eccles
Manchester
M30 8LY



£200,000

NO ONGOING VENDOR CHAIN A spacious mid-terraced property with two double bedrooms. Gas central heating system and double glazing. Two separate reception rooms plus kitchen/dining area. Large shower room/WC. Occupying a most convenient location adjacent to Winton Park. Pleasant, enclosed courtyard to the rear. Leasehold for the residue of 999 years from 09/10/1861, subject to a ground rent of £1.29 per annum. No ongoing vendor chain. Offering excellent potential to those buyers looking to put their own stamp on a property. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule

With a feature double glazed entrance door. A further door leads to:

Entrance Hall

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

Lounge

With a radiator, a fitted gas fire and a double glazed bay window to the front.

Sitting Room

With a fitted gas fire set within a feature surround. Radiator and useful under stairs storage off. Double glazed double doors provide access to:

Dining Area

With a radiator and a double-glazed door, with side panels, out to the garden. Opening to:

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range a base and wall cupboard units and working surfaces. Cooker point, tiled areas and double-glazed window to the rear. Space for appliances.

TO THE FIRST FLOOR

Landing

With fitted storage cupboards and a loft access point.

Bedroom (1)

With a radiator and two double-glazed windows to the front. Range of fitted wardrobes and storage space with dressing table facility.

Bedroom (2)

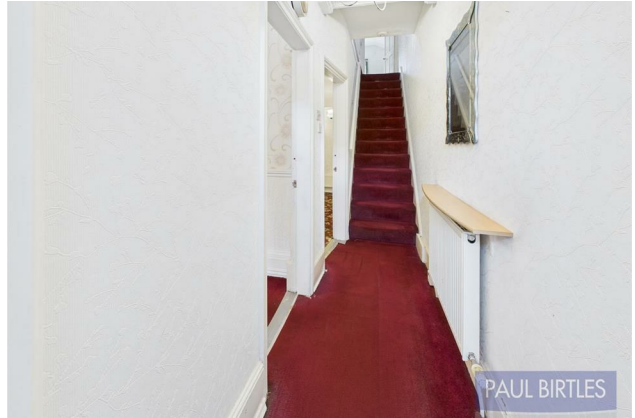
With a radiator and a double-glazed window to the rear. Wood effect flooring.

Shower Room/WC

With a walk-in shower compartment, pedestal wash hand basin and low-level WC. Radiator, tiled decor and double-glazed window to the rear. A cupboard off houses the combination gas central heating boiler and there's also a cupboard for storage.

Outside

To the front of the property is a forecourt area whilst, to the rear, is an enclosed courtyard with a rear access gate.



Approximate total area⁽¹⁾
994 ft²
92.5 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



Ground Floor



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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