



Malvern Avenue
Urmston
M41 5PL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

46 Malvern Avenue
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Vestibule

With a double glazed entrance door and a further door to:

Lounge/Dining Area

With a double glazed bay window to the front elevation. Radiator. Tunstall pull cord system installed.

Inner Hallway

Radiator. Large storage cupboard off.

Bedroom

With a double glazed window to the rear. Pull cord system. Radiator.

Shower Room/WC

With a walk-in shower enclosure with rainfall mixer shower attachment. Vanity wash hand basin and low-level WC. Chrome ladder radiator. Extractor fan. Contemporary tiling.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Wall mounted 'Worcester' combination gas central heating boiler. Double glazed window to the rear. Plumbing for a washer. Space for a freestanding cooker. Tiled splashback. Radiator. Space for fridge freezer. Breakfast bar facility.

Outside

The development stands within well tended, communal grounds that incorporate residents only parking facilities.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 99 years from 01/06/1993.

A service charge is payable of £21.45 per week.

A rent is payable on the share of £24.59 per week.

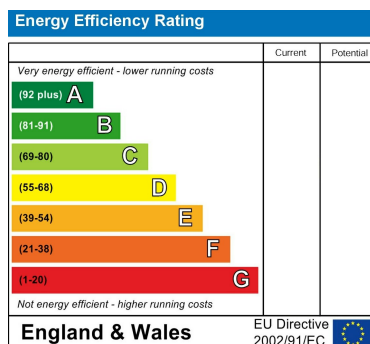
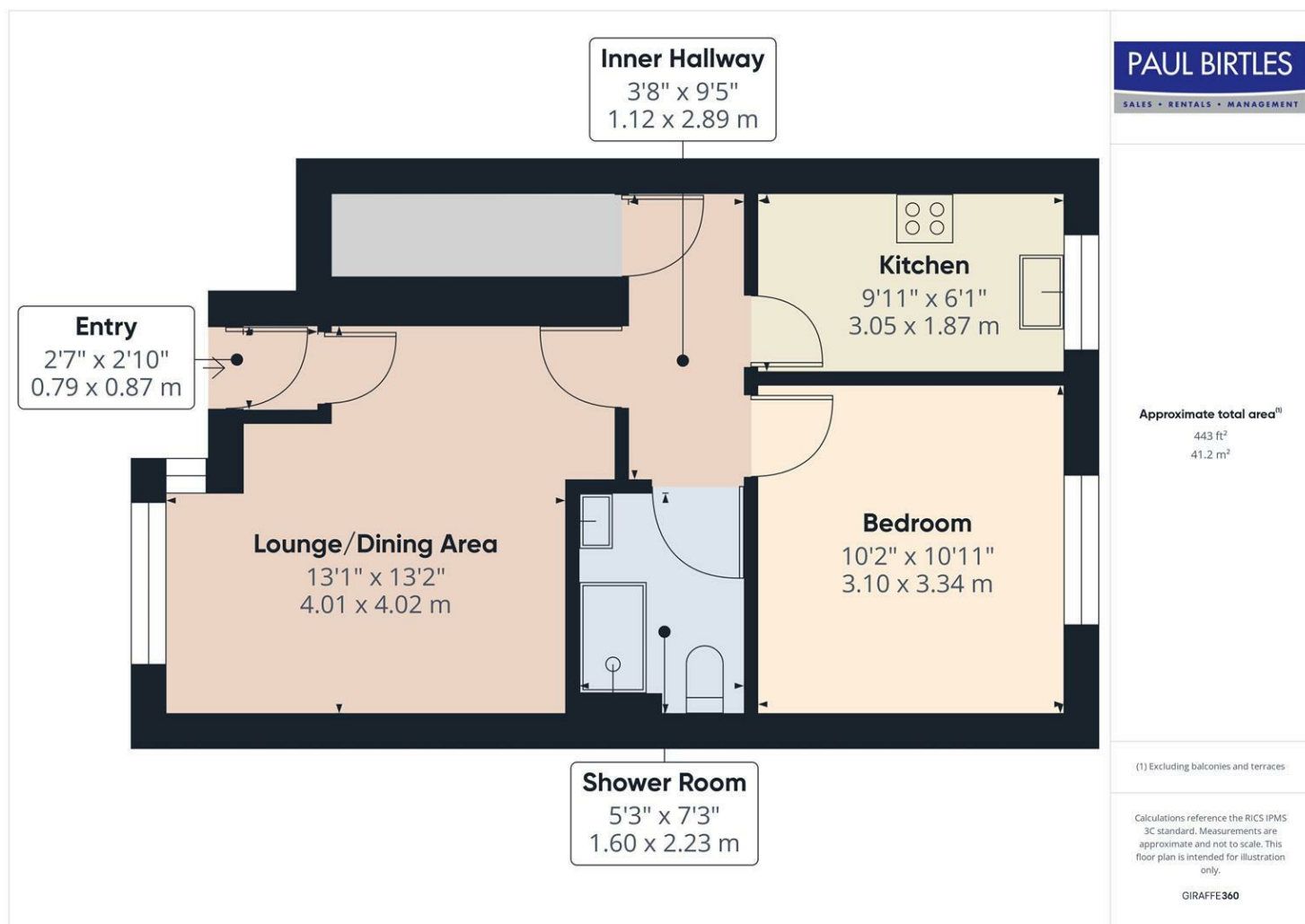
50% Shared Ownership
£105,000

A WELL PRESENTED GROUND FLOOR RETIREMENT APARTMENT

Suitable for the over 55 age group. With its' own entrance door. Gas central heating system - combination boiler. UPVC double glazed windows. Well appointed shower room/WC.

Lounge/dining area plus kitchen and double bedroom. Set within delightful, well tended communal grounds. Parking areas for residents. Occupying a most convenient location. Across Moorside Road from Trafford General. No ongoing vendor chain. Shared ownership arrangement (50%). Virtual Tour Available.





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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