



Manor Park, Manor Avenue
Manchester
M41 9HH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

11 Manor Park, Manor
Avenue
Urmston
Manchester
M41 9HH



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Entrance Hall

With access to the bathroom and living room. Cupboard off where the tank is located.

Open Plan Bed/Sitting Room/Dining Area

There is a double glazed window and an electric panel radiator. Wardrobe/storage cupboard.

Kitchen

7'6" x 5'6"

With a single drainer stainless steel sink unit, cupboard space and working surfaces incorporating an oven and hob. Plumbed in washer and fridge/freezer. Tiled areas and double glazed window.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Heated towel rail. Extractor fan. Tiled areas.

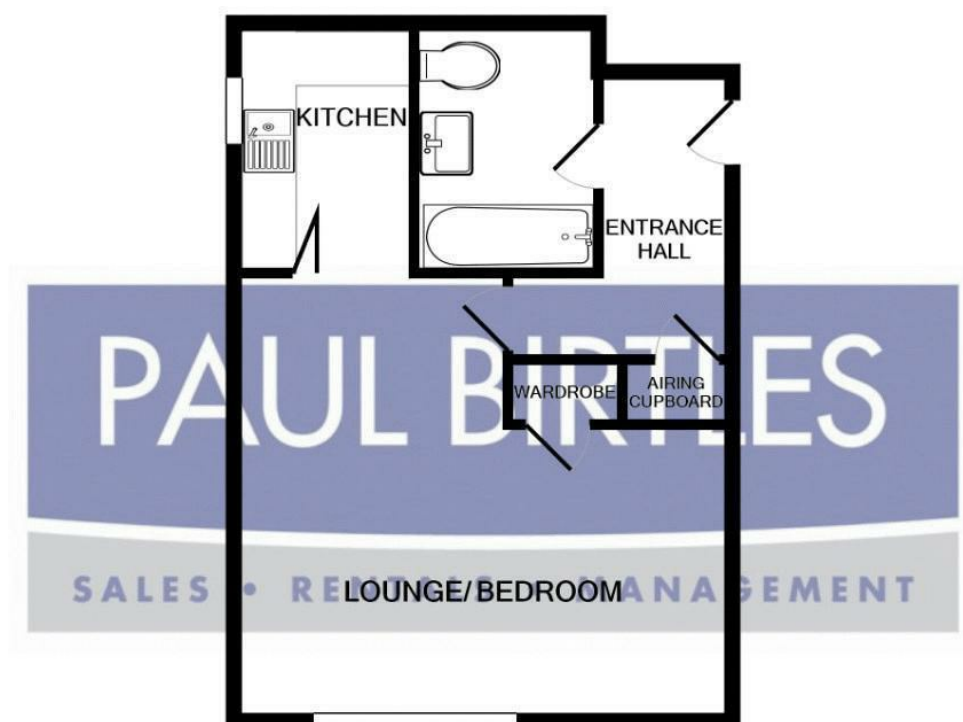
Outside

The development stands within communal grounds with parking with parking facilities.

£119,950

Within walking distance of the facilities available in Urmston Town Centre. An immaculate second floor studio apartment. Comprehensively refurbished in recent times. Open plan bedroom/sitting room/dining area. Kitchen with appliances. Well appointed bathroom with shower. Communal grounds with parking facility. Laminate flooring right through. Must be viewed to be appreciated. Leasehold for the residue of 125 years from 27/09/1991. No ongoing Vendor Chain, viewing highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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