



Ground Floor

Landing
3'9" x 9'6"
1.16 x 2.91 m



Shower Room/WC
5'3" x 7'3"
1,60 x 2,21 m

Floor 1



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Approximate total area⁽¹⁾

459 ft²
42.6 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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50 Malvern Avenue
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75% Shared Ownership £125,000
Leasehold



A WELL PRESENTED FIRST 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. Shared ownership arrangement (75%). Virtual Tour Available.



Ground Floor Entrance Hall

With a double glazed entrance door and stairs off to the first floor rooms. Radiator.

Landing

With a radiator and doors off to all rooms.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Plumbing for a washer and space for fridge/freezer. Tiled splashbacks. Radiator. Double glazed window to the rear. Freestanding cooker with gas hob. Wall mounted Glo-Worm combination gas central heating boiler. (Installed 2025)

Double Bedroom

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Shower Room/WC

With a white suite comprising walk-in shower enclosure, vanity wash hand basin with storage space below and low level WC. Radiator. Grab rails. Extractor fan. Triton electric shower. Tiled areas.

Lounge/Dining Room

With two double glazed windows to the front elevation. Radiator. Raised recessed area.

Outside

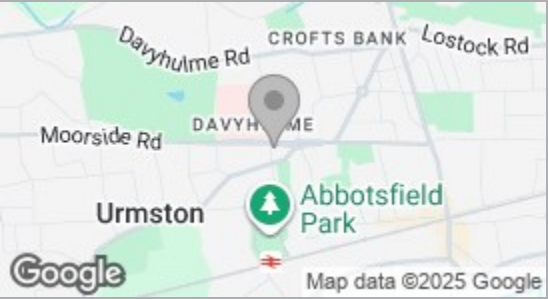
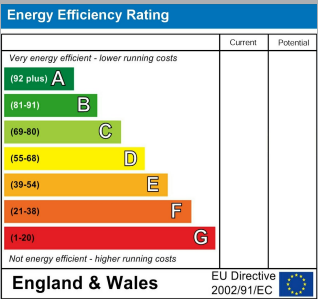
The development stands within well tended, communal

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 £92.95 pcm.



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