



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT



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Sheldon Avenue
Urmston
M41 5DQ

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Offers Over £330,000

*A SPACIOUS THREE BEDROOM MID-TERRACED PROPERTY*Large through lounge/dining room.

Fitted kitchen with built-in oven and hob. Beautifully appointed bathroom with shower. Double glazed windows. Well presented right through. Recently installed gas central heating system-combination boiler (2022). Enclosed courtyard to the rear. Freehold. Situated in a most convenient location within an easy reach of the facilities available within Urmston town centre. Parking facilities adjacent. Short stroll to Abbotsfield Park. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door. Radiator with a decorative cover, laminate flooring and stairs leading off to the first floor rooms. Door to:

Lounge

With a feature recess inset within the chimney breast. Radiator and double glazed window to the front. Laminate flooring. Opening to:

Dining Room

With a radiator and a double glazed window to the rear. Display recess inset within the chimney breast. Understairs storage space off. Feature opening to:

Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, plumbing is provided for an automatic washing machine and there's a double glazed window to the rear. A double glazed feature exit door leads to the courtyard and there's space for appliances. Radiator.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With radiator and a double glazed window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bedroom (3)

With a radiator and a double glazed window to the front.

Bathroom

With a white suite comprising freestanding bath, wash hand basin with storage space below and a low level WC. Separate, walk in shower compartment, attractively tiled areas and a double glazed window to the side. Extractor fan, spotlighting and a ladder radiator.

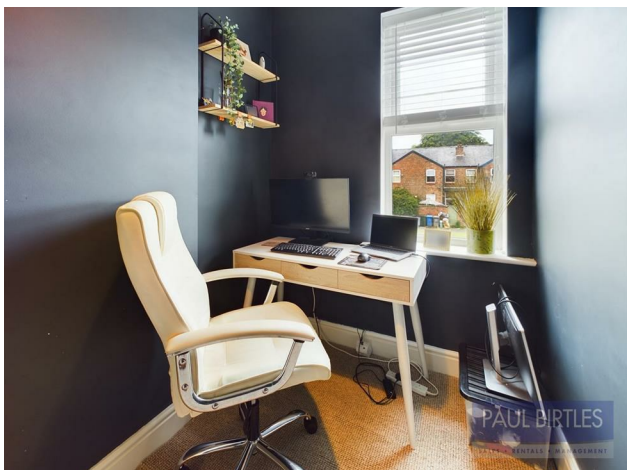
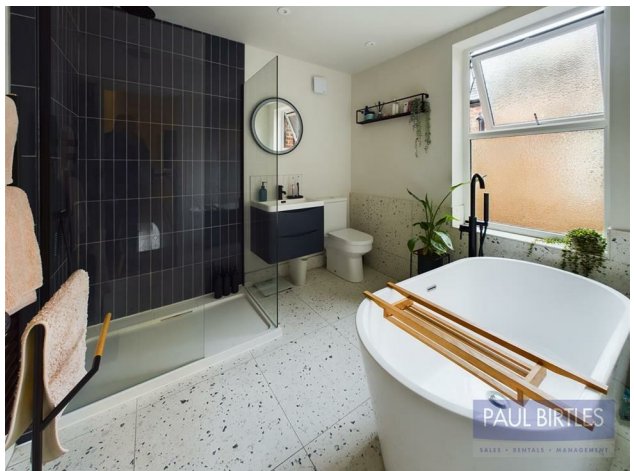
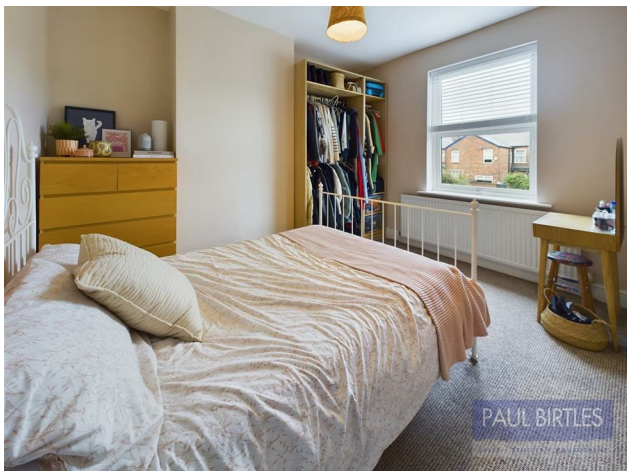
Outside

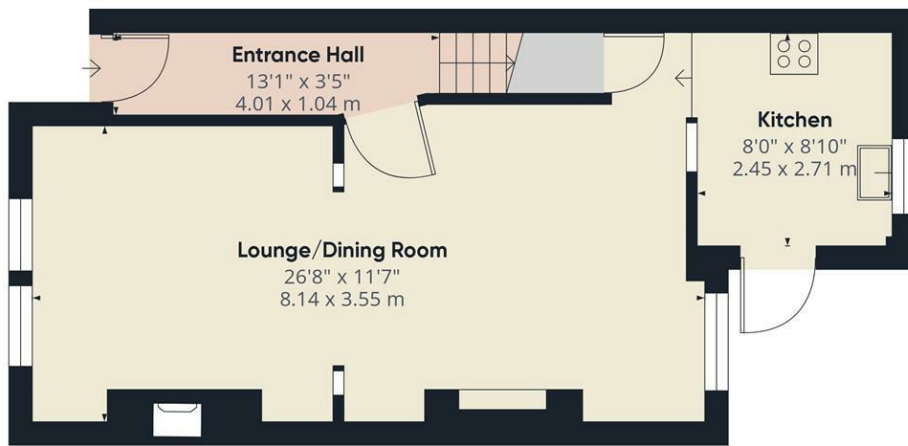
To the front of the property is an enclosed forecourt area whilst, to the rear, is a very pleasant enclosed courtyard with a rear access gate.

Additional Information

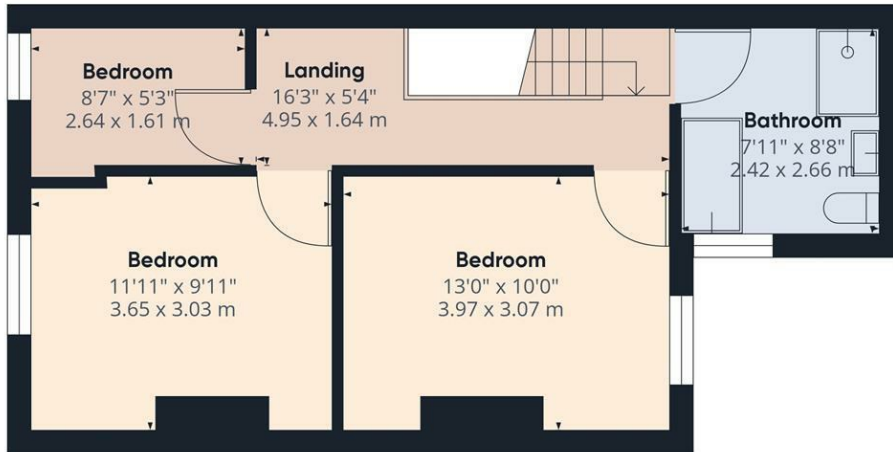
Our clients have upgraded the property during their ownership to incorporate:

- New bathroom (2022)
- Worcester Combination Gas Central heating system.
- Re-roofed with new tiles, chimney stack repointed and new front drainage.
- Upstairs rooms replastered and insulated during redecoration.





Ground Floor



Floor 1

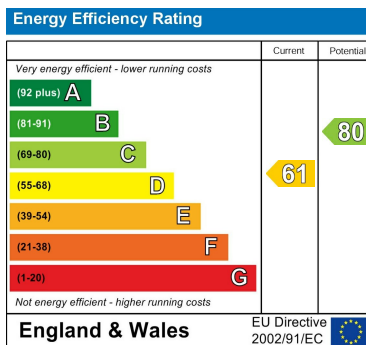
Approximate total area⁽¹⁾
864.99 ft²
80.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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