



Shawe Road
Flixton
M41 5DL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

25 Shawe Road
Flixton
Trafford
M41 5DL



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£380,000

NO ONGOING VENDOR CHAIN *AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A MOST CONVENIENT AND POPULAR LOCATION* Approx 1100 sq ft. Two separate reception rooms plus conservatory. Useful downstairs WC. Well appointed shower room/WC. Attached garage offering scope for conversion, subject to any necessary consents required. Scope for buyers to personalise and update to their own requirements. Positioned within easy reach of the amenities available within Urmston town Centre. Walking distance to Chassen Road Railway Station and Abbotsfield Park. Freehold. Must be viewed to be appreciated. Virtual tour available.

To the ground floor

Porch

Built on the front of the property of part brick construction.

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed bay window to the front elevation. Radiator. Electric fire set with a feature recess within the chimney breast.

Dining Room

With a double glazed window to the side elevation. Radiator and gas fitted fire. Under stairs storage off.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Space for appliances and cooker. Double glazed window to the rear and side elevations. Plumbing for a washer. Tiled areas. Radiator. Double glazed exit door to the side elevation. Door off to:

Downstairs WC

With a low-level WC and wash hand basin. Extractor fan. Tiled areas.

Conservatory

With double glazed patio doors lead out the rear garden. Laminate flooring

TO THE FIRST FLOOR

Landing

With a double glazed window to the side of the stairs. Loft access point.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes and bedside cabinets.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the front elevation. Radiator.

Shower Room/WC

With walk-in shower, low level WC and pedestal wash hand basin. Radiator. Spotlighting. Double window to side elevation. Extractor fan. Built-in airing cupboard. Tile panels to shower area.

Garage

With an up and over door and rear door with adjacent window of the rear elevation. Offering potential to convert, subject to any necessary consents required.

Outside

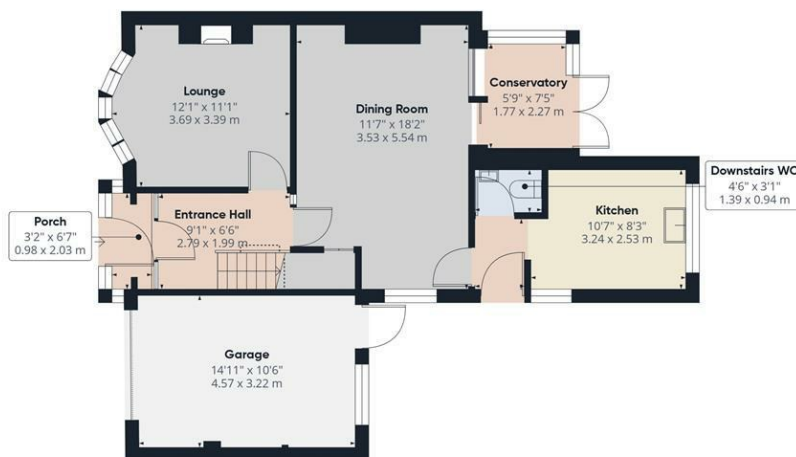
To the rear is an enclosed garden with lawn and patio areas.

To the front is offered parking facility with wrought iron gates.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1100 ft²
102.1 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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