



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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St. Clements Fold
#Urmston
M41 9ST

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15 St. Clements Fold
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C

£325,000

OFFERED WITH NO ONGOING VENDOR CHAIN Ideal first time buy, down size or buy-to-let investment. A three double bedroom modern mews property. Constructed 1996. Excellent standard of presentation throughout offering prospective purchasers move in ready accommodation. Lounge/dining room plus kitchen. Three well proportioned bedrooms plus well appointed bathroom. Good sized enclosed rear garden with a westerly aspect. Parking area adjacent. Situated within easy walking distance to the facilities available within Urmston Town Centre. Local transport links including Urmston Train Station and Motorway Network are close by. Must be viewed to be appreciated. Virtual Tour Available. Approx 635 sq ft.

TO THE GROUND FLOOR

Lounge/Dining Room

With stairs off to the first floor rooms with fitted runner. Laminate flooring. Double glazed window to the front elevation. Contemporary wall panelling. Radiator.

Kitchen

With a good range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Tiled splashbacks. Built in oven and gas hob with extractor canopy. Space for fridge/freezer. Radiator. Plumbing for a washer. Double glazed window to the rear and exit door to the rear garden. Laminate flooring to match the ground floor. Cupboard off where the 'Baxi' combination gas central heating boiler is located. Installed November 2023.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Built in storage off.

Bedroom (2)

With a double glazed window to the front. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

With a three piece white suite comprising 'P' shaped bath, pedestal wash hand basin and low level WC. Double glazed window to the rear. Chrome ladder radiator. Contemporary tiling. Triton electric shower over the bath with an anti-splash screen fitted.

Outside

There is a parking area adjacent to the property for two cars. To the rear is an enclosed garden with paved patio and lawned area.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1996, subject to an annual ground rent of £50.

Council Tax Band: C

EPC Rating: C

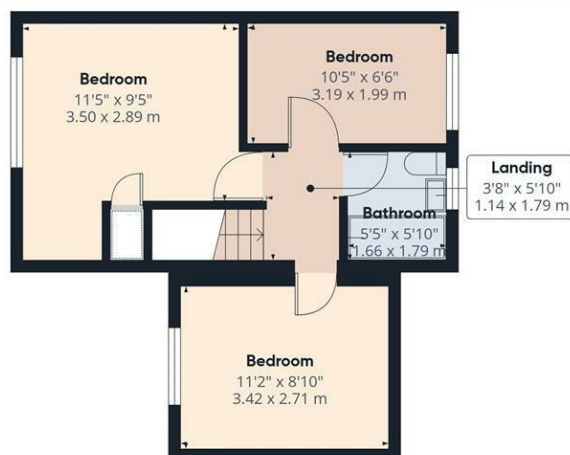


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Ground Floor



Floor 1



Approximate total area⁽¹⁾

635 ft²
59 m²

Reduced headroom

14 ft²
1.3 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	70	76
(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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