



Shawe Road
Urmston
M41 5DL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

17 Shawe Road
Urmston
Manchester
M41 5DL



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£350,000

NO ONGOING VENDOR CHAIN A deceptively spacious and versatile two/three bedroom semi-detached property suitable for a variety of purchasers. Lounge/sitting room with an additional room suitable for use as a ground floor bedroom or dining room. Ground floor shower room/WC and first floor bathroom. Offering well presented accommodation of approx 891 sq ft. Off road parking to the front. Enclosed rear and side gardens with a southerly aspect to the rear. Situated in a most convenient location within easy reach of the facilities available within Urmston Town Centre, Abbotsfield Park, Chassen Road Train Station and well regarded local school options. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Beamed ceiling.

Shower Room/WC

With a walk-in shower enclosure, low level WC and wall hung wash hand basin. Double glazed window to the front. Tiled areas. Spotlighting. Radiator.

Lounge

With a double glazed bay window to the front elevation with built in seating. Beamed ceiling. Open to:

Rear Sitting Room

With a double glazed window to the rear. A gas fire is inset within a feature exposed brick fireplace. Beamed ceiling.

Dining Room/Ground Floor Bedroom (3)

With double glazed sliding doors leading out to the rear garden. Radiator. Wall light points.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit. Built in oven, electric hob and extractor fan. Tiled areas. Wall mounted 'Worcester' combination gas central heating boiler. Radiator. Double glazed exit door with adjacent windows to the side elevation. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With two storage cupboards off.

Bedroom (1)

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

Bedroom (2)

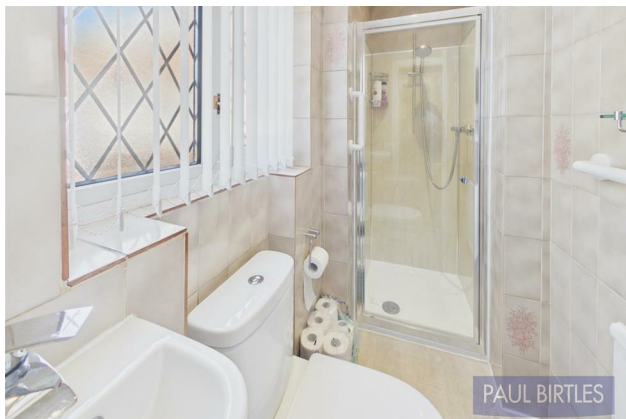
With a double glazed window. Radiator.

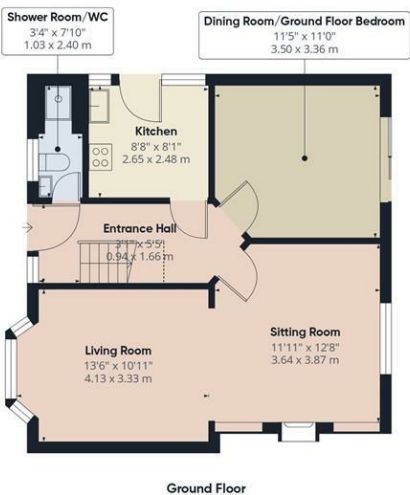
Bathroom

With a panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window. Radiator.

Outside

To the front of the property is an off road parking facility. To the rear and side elevations are enclosed garden areas, mainly laid to lawn.





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Approximate total area⁽¹⁾

891 ft²
82.7 m²

Reduced headroom

20 ft²
1.8 m²

(1) Excluding balconies and terraces

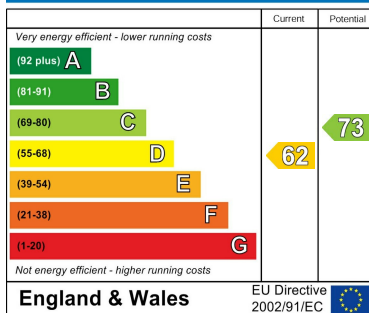
Reduced headroom

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



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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