



Roseway Avenue
Cadishead
M44 5GH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

247 Roseway Avenue
Cadishead
Manchester
M44 5GH



£145,000

NO ONGOING VENDOR CHAIN A modern well presented two double bedroom / two bathroom ground floor apartment. Well positioned within the development. Offering spacious accommodation suitable for a variety of purchasers of approx 599 sq ft. Open plan living/dining/kitchen. Fitted kitchen with integrated appliances. Shower room/WC plus en-suite shower room. Residents parking to the rear. Situated off the A57 and ideal for commuters with easy access to Motorway Network, Trafford Centre, Warrington or Urmston. Virtual Tour Available.

Entrance Hall

With door entry control. Laminate flooring. Spacious storage cupboard off.

Open Plan Lounge/Kitchen/Dining Room

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob with built-in oven and extractor canopy above. Integrated fridge/freezer, washing machine dishwasher. Two radiators. Three double glazed windows to two elevations. Cupboard off where the 'Ideal' combination gas central heating boiler is located.

Shower Room/WC

With a walk-in shower, pedestal wash hand basin and low level WC. Radiator. Tiled areas. Spot lighting and extractor fan.

Bedroom (1)

With a double glazed window. Radiator. Door off to:

En-Suite Shower Room/WC

With a walk in shower enclosure, pedestal wash hand basin and low level WC. Radiator. Tiled areas. Spot lighting. Extractor fan. Spot lighting.

Bedroom (2)

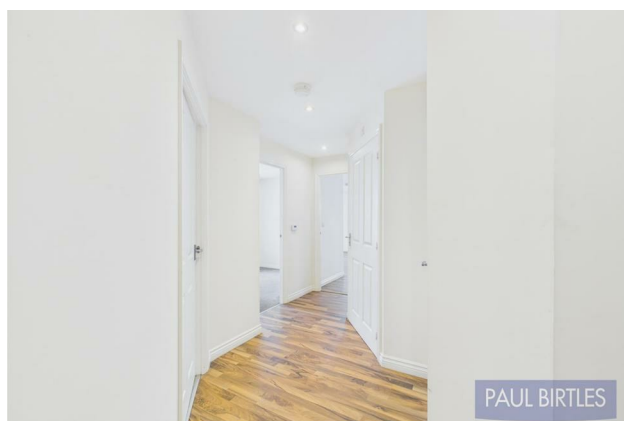
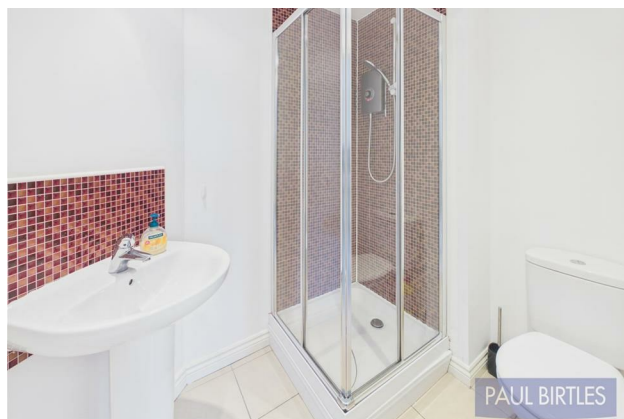
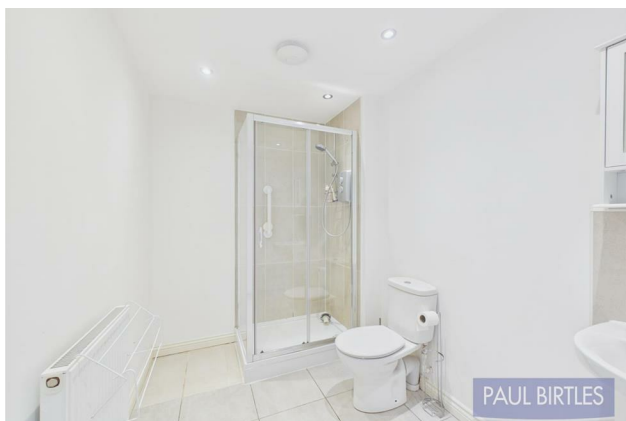
With a double glazed window. Radiator.

Outside

The property stands within communal grounds with parking areas for residents and visitors accessed from Roseway Avenue.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/2014 subject to an annual ground rent of £250. A service charge is payable of £1350 per annum.



Open Plan Kitchen/Dining Room

12'5" x 19'3"
3.79 x 5.89 m

Bedroom

11'11" x 8'1"
3.65 x 2.48 m

Bedroom

9'8" x 7'4"
2.97 x 2.25 m

En-Suite Shower Room/WC

6'2" x 5'3"
1.88 x 1.63 m

Entrance Hall

8'1" x 6'2"
2.47 x 1.88 m

En-Suite Shower Room/WC

9'3" x 6'0"
2.82 x 1.85 m

Approximate total area[®]
599 ft²
55.6 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



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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