







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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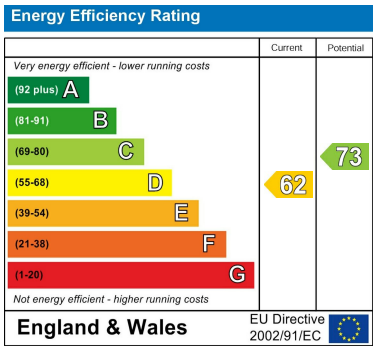

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