Newcroft Crescent

Urmston

M41 9NW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

35 Newcroft Crescent
Urmston
Trafford
M41 9NW

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Offers Over £300,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property situated in a popular and sought after location close to Urmston Meadows. Requiring modernisation and improvement but offering great potential to those purchasers looking to personalise a property to their own requirements. Through lounge/dining room. Enclosed rear garden. Storage garage. Within easy reach of local amenities and transport links. Approx 872 sq ft. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator.

Through Lounge/Dining Room
With a double glazed bay window to the front elevation and double glazed exit door to the rear with adjacent side windows. Fireplace. Radiator.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for a washer. Tiled splashbacks. Built in oven and gas hob with extractor above. Radiator. Double glazed window to the rear and exit door to the side elevation. Pantry off.

TO THE FIRST FLOOR

Landing
With a feature window to the side on the stairs with leaded lights and stained glass inserts. Wall light point. Loft access point.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed windows to the front. Radiator.

Bathroom
With a coloured suite comprising panelled bath and pedestal wash hand basin. Tiled areas. Double glazed window to the rear. Radiator.

Separate WC
With a low level WC. Window to the side elevation. Tiled areas.

Outside
To the front is a gated off road parking facility on a block paved driveway. Detached storage garage with an up and over door. To the rear is an enclosed garden with lawned and paved areas.

Additional Information
We are advised by the solicitor that the property is unregistered at land registry but thought to be FREEHOLD.

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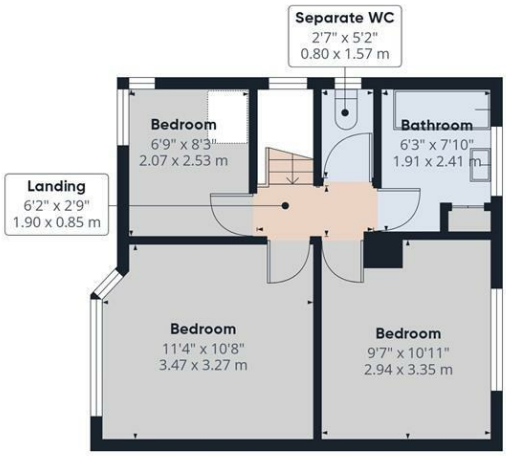
Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

872 ft²

81 m²

Ground Floor Building 2

(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.

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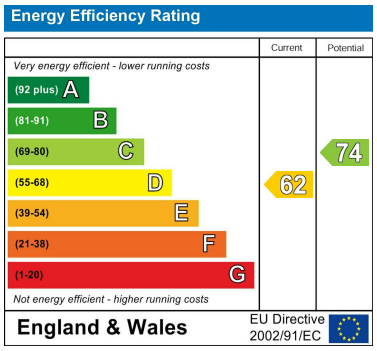

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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