Shawe Road

Flixton

M41 5DL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

25 Shawe Road
Flixton
Trafford
M41 5DL

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£380,000

NO ONGOING VENDOR CHAIN *AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A MOST CONVENIENT AND POPULAR LOCATION* Approx 1100 sq ft. Two separate reception rooms plus conservatory. Useful downstairs WC. Well appointed shower room/WC. Attached garage offering scope for conversion, subject to any necessary consents required. Scope for buyers to personalise and update to their own requirements. Positioned within easy reach of the amenities available within Urmston town Centre. Walking distance to Chassen Road Railway Station and Abbotsfield Park. Freehold. Must be viewed to be appreciated. Virtual tour available.

To the ground floor

Porch
Built on the front of the property of part brick construction.

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

Lounge
With a double glazed bay window to the front elevation. Radiator. Electric fire set with a feature recess within the chimney breast.

Dining Room
With a double glazed window to the side elevation. Radiator and gas fitted fire. Under stairs storage off.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Space for appliances and cooker. Double glazed window to the rear and side elevations. Plumbing for a washer. Tiled areas. Radiator. Double glazed exit door to the side elevation. Door off to:

Downstairs WC
With a low-level WC and wash hand basin. Extractor fan. Tiled areas.

Conservatory
With double glazed patio doors lead out the rear garden. Laminate flooring

TO THE FIRST FLOOR

Landing
With a double glazed window to the side of the stairs. Loft access point.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes and bedside cabinets.

Bedroom (2)
With a double glazed window to the rear elevation. Range of fitted wardrobes.

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

Shower Room/WC
With walk-in shower, low level WC and pedestal wash hand basin. Radiator. Spotlighting. Double window to side elevation. Extractor fan. Built-in airing cupboard. Tile panels to shower area.

Garage
With an up and over door and rear door with adjacent window of the rear elevation. Offering potential to convert, subject to any necessary consents required.

Outside
To the rear is an enclosed garden with lawn and patio areas.

To the front is offered parking facility with wrought iron gates.

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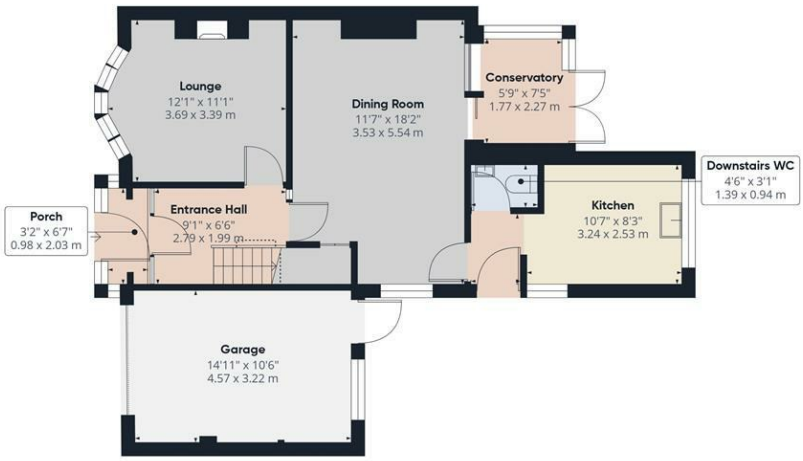

Ground Floor

Floor 1

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Approximate total area(1)
1100 ft²
102.1 m²

Reduced headroom
8 ft²
0.7 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.

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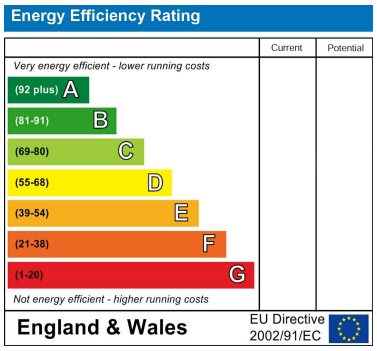

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

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