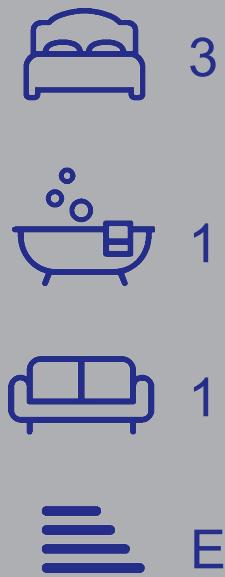




**Ciss Lane**  
Urmston  
M41 9AG

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

35 Ciss Lane  
Urmston  
Trafford  
M41 9AG



£TBC

\*NO ONGOING VENDOR CHAIN\* A three bedroom semi-detached property situated in a most convenient location within walking distance of the facilities available within Urmston Town Centre. Lounge plus kitchen/diner. Ideal first time buy or buy-to-let investment. Good sized enclosed rear garden with a southerly aspect. Approx 684 sq ft. Situated within easy reach of transport links and access to the motorway network. 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 with a decorative cover.

### Lounge

With a double glazed window to the front elevation. Feature exposed brick chimney breast with feature recess. Wall light points. Radiator.

### Kitchen/Diner

The kitchen area is well fitted with a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Gas hob with extractor canopy and built in oven. Tiled splashbacks and flooring. Wall mounted gas central heating boiler. Plumbing for a washer and space for appliances. Double glazed window and double glazed sliding patio doors that lead out to the rear garden and patio beyond.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs.

### Bedroom (1)

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

### Bedroom (2)

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

### Bedroom (3)

With a double glazed window to the front elevation. Radiator.

### Bathroom

With a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. A 'Mira' electric shower is installed over the bath with an anti-splash screen fitted. Fully tiled. Double glazed window to the rear elevation. Chrome ladder radiator.

### Outside

To the front is a garden area with a frontal outlook over a green. To the rear is a really good sized enclosed garden with lawn and patio areas.

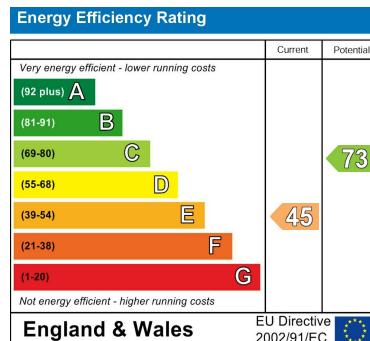


Approximate total area<sup>(1)</sup>684 ft<sup>2</sup>63.6 m<sup>2</sup>

(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



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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



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