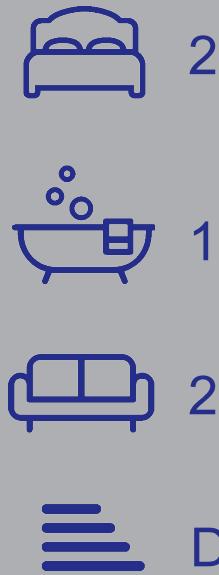




Richmond Avenue
Urmston
M41 0XX

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

18 Richmond Avenue
Urmston
Trafford
M41 0XX



Offers Over £250,000

NO ONGOING VENDOR CHAIN
Situated in a most convenient location within easy reach of the many, varied facilities available within Urmston Town Centre. A well presented and recently upgraded two bedrooomed Edwardian mid-terraced property. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Extended, fitted kitchen. Two separate reception rooms. Well-appointed shower room/WC. Enclosed courtyard to rear with easterly aspect. Must be viewed to be appreciated. Freehold subject to £4 per annum rent charge. Approx 716 sq ft. Ideal first time buy or buy-to-let investment.

TO THE GROUND FLOOR

Vestibule

With a feature double glazed entrance door and a further door to:

Lounge

With a coal effect fire set within an attractive feature fireplace. Radiator and double-glazed window to the front.

Dining Room

With useful understairs storage space off. Radiator, decorative period style fireplace and double-glazed window to the rear. Door to:

Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven hob and extractor. Tiled areas, radiator and double-glazed windows to two elevations. Double glazed exit door to the rear courtyard and a skylight provides additional natural light.

TO THE FIRST FLOOR

Landing

with a loft access point. Access to:

Bedroom (1)

With a radiator, wood effect flooring and two double-glazed windows to the front elevation.

Bedroom (2)

With a radiator and a double glazed window to the rear. A fitted cupboard provides a storage facility and houses the combination gas central heating boiler. Useful walk-in wardrobe/storage facility off.

Shower Room/WC

With a walk-in shower compartment, wash hand basin with storage below and low-level WC. Chrome ladder radiator, tiled areas and an extractor fan. Double-glazed window to the rear.

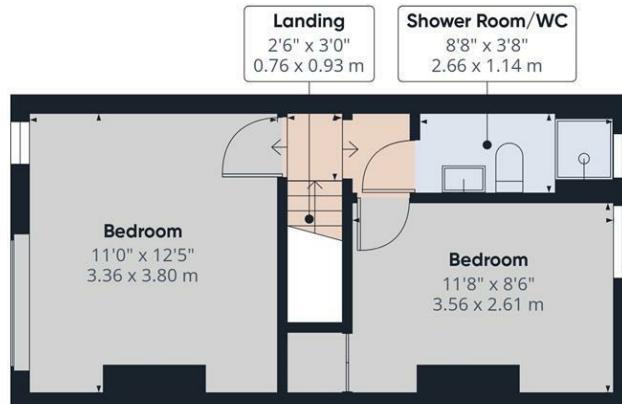
Outside

To the front of the property is a forecourt area whilst, to the rear, is an enclosed courtyard with a rear access gate.





Ground Floor

Approximate total area⁽¹⁾716 ft²66.4 m²

Floor 1

(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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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