



PAUL BIRTLES



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Shawe Road  
Flixton  
M41 5DL

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

5 Shawe Road  
Flixton  
Trafford  
M41 5DL



## TO THE GROUND FLOOR

### Entrance Hall

With stairs off the first floor rooms. Double glazed feature entrance door with adjacent double glazed window. Radiator. Push fit understairs storage. Wood laminate flooring. Radiator.

### Wet Room

With a rainfall shower, low level WC and pedestal wash hand basin. Vertical radiator. Double glazed window to the front. Contemporary tiling.

### Fitted Kitchen

With an excellent range of base and wall cupboard units and oak working surfaces incorporating an inset stainless steel sink unit with mixer tap. Gas hob with extractor canopy above. Baumatic built in oven with integrated microwave. Integrated appliances comprise fridge/freezer, washer/dryer and dishwasher. Double glazed window to the side elevation. Cupboard off housing the 'Main' combination gas central heating boiler. Wood laminate flooring to match the downstairs.

### Ground Floor Bedroom (3)/Office/Study

With a double glazed window to the rear. Radiator. Wood laminate flooring. Currently utilised as an office/study but previously has been utilised as a ground floor bedroom.

### Lounge

With a double glazed bay window to the front. Radiator. Wood laminate flooring. Cast iron fireplace with tiled hearth. Open to:

### Dining Room

With double glazed patio doors out to the rear patio and garden beyond. Radiator. Feature recess within the chimney breast. Wood laminate flooring.

## TO THE FIRST FLOOR

### Landing

With storage off.

### Bedroom (1)

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

### Bedroom (2)

With a double glazed window to the side elevation. Radiator. Feature exposed roof purlin.

### Bathroom

With a corner panelled bath with shower attachment over. Low level WC. Wash hand basin with storage below. Ladder radiator. Exposed feature roof purlin with lighting underneath.

### Outside

Enclosed garden area to the front. To the rear is a good sized enclosed rear garden with paved patio and lawned areas,

## Offers Over £350,000

\*AN IMMACULATELY PRESENTED, SPACIOUS AND VERSATILE THREE DOUBLE BEDROOM DORMER STYLE SEMI-DETACHED PROPERTY BENEFITTING FROM TWO BATHROOMS\*

Approx 940 sq ft. Through lounge/dining room. Fitted kitchen with integrated

appliances. Ground floor

bedroom/office/study with ground floor wet room. To the first floor are two further double bedrooms and a well appointed bathroom.

High quality fixtures and fittings throughout.

Situated in a corner position and benefitting from a good sized enclosed rear garden.

Occupying a popular and convenient location

within easy reach of the facilities available within Urmston Town Centre. Within walking distance of both Urmston and Chassen Road

Train stations. Well regarded primary and

secondary schools adjacent. Must be viewed

to be appreciated. Freehold. Overlooking a

green to the front. Virtual Tour Available.



Ground Floor Bedroom/Office/Study  
8'9" x 11'0"  
2.69 x 3.37 m



Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

939.69 ft<sup>2</sup>  
87.3 m<sup>2</sup>

Reduced headroom

63.8 ft<sup>2</sup>  
5.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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