











**Curzon Road**

Manchester

M32 9SL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

18 Curzon Road
Manchester
M32 9SL

2

1

2

D

£259,950

A WELL-PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND SOUGHT-AFTER LOCATION. Offering well-proportioned accommodation comprising two separate reception rooms and an extended fitted kitchen with built-in oven and hob to the ground floor. To the first floor are two bedrooms and a well-appointed bathroom with walk-in shower. The property benefits from gas central heating via a combination boiler, easily maintained front and rear garden areas, and off-road parking. Conveniently located close to Lostock Park, the property is offered with no ongoing vendor chain. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

**Entrance Hall**
With a UPVC double glazed entrance door, a radiator and wood effect flooring. Stairs lead off to the first-floor rooms. Double-glazed window to the side and a useful under the stairs area for storage. The "Ideal" combination gas central heating boiler is located in the stairs area

**Dining Room**
With a radiator, wood effect flooring and a double-glazed window to the front.

**Lounge**
With two radiators, wood effect flooring and a double-glazed sliding patio door to outside.

**Extended Kitchen**
With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, Radiator and double-glazed windows to 2 elevations. Space for appliances and a double-glazed exit door.

## TO THE FIRST FLOOR

**Landing**
With a double-glazed window to the side and a loft access point.

**Bedroom (1)**
With a radiator and a double-glazed window to the front.

**Bedroom (2)**
With a radiator and a double-glazed window to the rear.

**Bathroom**
With a white suite comprising panelled bath, pedestal wash hand basin and a low-level WC. There’s a separate, walk-in shower compartment, tiled areas and a chrome ladder radiator. Double glazed-window to the rear.

**Outside**
To the front of the property is a paved forecourt area that provides an off-road parking facility with double gates fitted. To the rear is an enclosed garden area that’s paved for ease of management. Timber storage facility.


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES



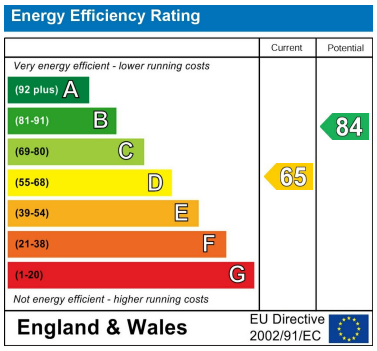

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area(1)
721 ft²
67.1 m²

(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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk


PAUL BIRTLES
SALES • RENTALS • MANAGEMENT