



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



Barton Road
Manchester
M41 7GE

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**Apartment 45, 4 Spinning
Gate Barton Road
Davyhulme
Manchester
M41 7GE**



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B

£200,000

IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS A modern two bedroom second floor apartment constructed in 2019 by Seddon Homes. Excellent standard of presentation. Bright and airy open plan living/kitchen/dining space with Juliette balcony. Two good sized bedrooms. Beautifully appointed bathroom. Allocated parking space. Easy access to local transport links, shops etc. No ongoing vendor chain. Virtual Tour Available. EPC Rating: B. Approx 551 sq ft.

Entrance Hall

With a radiator. Door entry control unit. Two really useful storage cupboards off.

Open Plan Kitchen/Dining/Living Space

A bright and airy living space. In the living space is double glazed patio doors opening to Juliette balcony and providing ample natural light. Radiator. Cupboard off where the 'Worcester' combination gas central heating boiler is located. LVT flooring.

The kitchen section is well fitted with an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Induction hob and oven with extractor canopy. Tiled splashbacks. Spotlighting and undercounter lighting. Space for fridge freezer and plumbing for a washer. Breakfast bar facility.

Bedroom (1)

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

Bedroom (2)

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

Bathroom

With a three piece white suite comprising panelled bath, low level WC and pedestal wash hand basin. Chrome ladder radiator. Spotlighting. Extractor fan. Tiled areas. A shower is installed over the bath with an anti splash screen fitted.

Outside

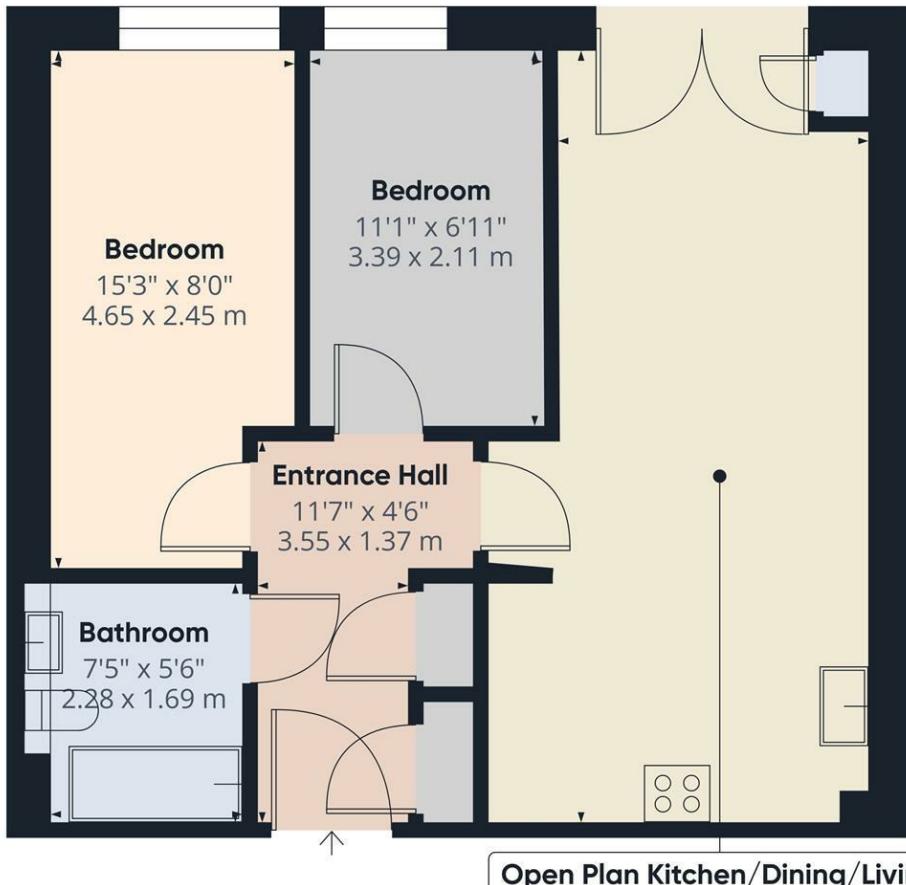
The apartment has an allocated parking space. Access to communal gardens.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 21/02/2019.

Service charge and other charges of £117.60 per month.





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Approximate total area⁽¹⁾

551 ft²

51.3 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

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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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