

Shawe Road  
Flixton  
M41 5DL

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

27 Shawe Road  
Flixton  
Trafford  
M41 5DL



£420,000

\*A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED SITUATED IN A MOST CONVENIENT AND SOUGHT AFTER LOCATION\* Benefitting from a full width ground floor extension. Suitable for a variety of purchasers. Lounge plus open plan kitchen/dining room. Useful utility room plus downstairs WC. Beautifully appointed recently installed bathroom. Enclosed rear garden and detached brick garage with additional outside storage. Good off road parking facility. Located within easy reach of the facilities available within Urmston Town Centre and adjacent to Abbotsfield Park. For commuters the property is situated within walking distance of Chassen Road and Urmston Train Stations. Ideally positioned for well regarded local primary and secondary school options. Freehold. Must be viewed to be appreciated. Virtual Tour Available. Approx 1037 sq ft.

## TO THE GROUND FLOOR

### Vestibule

To:

### Entrance Hall

With stairs off to the first floor rooms. Vertical radiator. Chevron style laminate flooring. Built in meter cupboard. Door off to:

### Downstairs WC

With a low-level WC and corner wash hand basin. Extractor fan. Tiled areas. Double glazed window to the side elevation.

### Lounge

With a double glazed bay window to the front elevation. Feature recess within the chimney breast with feature surround and period style tiled hearth. Radiator. Exposed floorboards.

### Open Plan Kitchen/Dining/Family Room

The kitchen is well fitted with a range of base and wall cupboard units and quartz working surfaces incorporating a single drainer sink unit with mixer tap. Integrated dishwasher. Billing range style cooker with extractor canopy above. Radiator. Metro tiled splashbacks and tiled flooring. Two radiators. Decorative panelling in the dining area. This room has ample natural light with three roof windows, a double window to the rear elevation and double glazed patio doors leading out the rear garden. Door off to:

### Utility Room

With a working surface and plumbing for a washer and dryer. Tile splashbacks. Radiator. Double glazed window to the side elevation. Cupboard off housing the 'Worcester' combination gas central heating boiler.

## TO THE FIRST FLOOR

### Landing

With the loft access point. Double glazed window to the side on the stairs. The loft space is boarded for storage with drop down ladder and power laid on.

### Bedroom (1)

With a double glazed bay windows the front elevation. Radiator. Exposed floorboards. Decorative feature fireplace with tiled hearth.

### Bedroom (2)

With the double glazed windows, the rear elevation. Exposed floorboards. Radiator. Feature fireplace with tiled hearth.

### Bedroom (3)

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

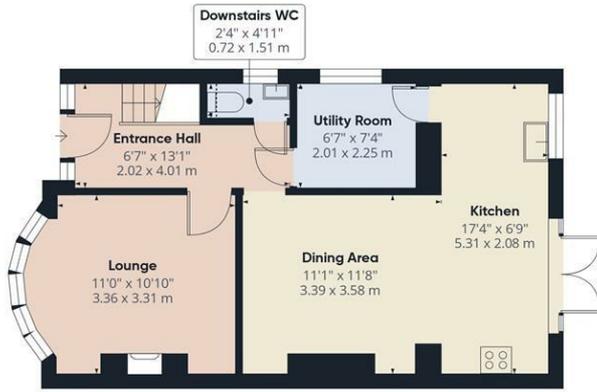
### Bathroom

A beautifully appointed bathroom recently refitted. Suite comprises 'P' shaped bath. A shower is installed over the bath with crittal style anti splash screen. Low-level WC/Vanity wash hand basin combined. Extractor fan. Tiled flooring and walls. Matte black ladder radiator. LED mirror. Double glazed window to the side elevation.

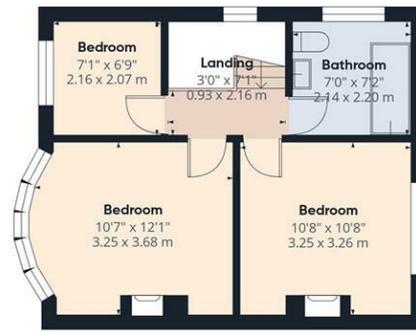
### Outside

To the front elevation is an off-road parking facility. To the rear is an enclosed garden with lawn and patio areas. There is a detached brick storage garage with an up and over door with power laid on. Two additional stores provide additional storage. (Not shown on floorplan).

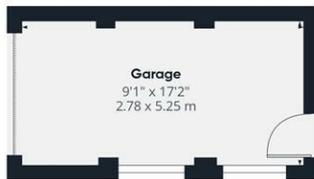




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1037 ft<sup>2</sup>  
96.2 m<sup>2</sup>

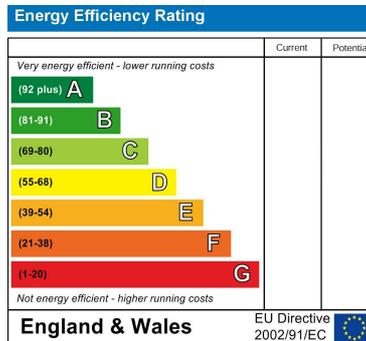
**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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