



George Street
Urmston
M41 9BA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

21 George Street
Urmston
Trafford
M41 9BA



£230,000

BLOCK VIEWING EVENTS THURSDAY 7TH MAY AND SATURDAY 9TH MAY - CONTACT OUR OFFICE TO BOOK AN APPOINTMENT TO VIEW *A VICTORIAN MID TERRACED PROPERTY REQUIRING FULL MODERNISATION* Presenting a superb opportunity to refurbish a spacious property of approx 983 sq ft. Lounge/dining room plus kitchen. Storage cellar below the property offering potential for upgrade/conversion (subject to any necessary consents required). Enclosed garden with a westerly aspect. Situated in a popular and sought after location within walking distance of the facilities available within Urmston Town Centre. Good access to transport links. Must be viewed to be appreciated. No ongoing vendor chain.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring.

Lounge

With a double glazed bay window to the front. Laminate flooring. Fitted gas fire with surround. Open to:

Dining Room

With a window to the rear. Laminate flooring. Door off to:

Kitchen

With a range of base cupboard units and working surface incorporating a single drainer stainless steel sink unit. Wall mounted water heater. Plumbing for a washer. Space for appliances. Window to the side elevation and stable door to the side out to the rear garden.

Storage Cellar

Offering potential to convert subject to any necessary consents required.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a double glazed window to the front elevation.

Bedroom (2)

With a double glazed window to the rear.

Bedroom (3)

With a double glazed window to side elevation. Timber panelled decor.

Bathroom

With panelled bath, pedestal wash hand basin and low-level WC. A shower is installed over the bath with an anti splash fitted. Extractor fan. Tiled areas.

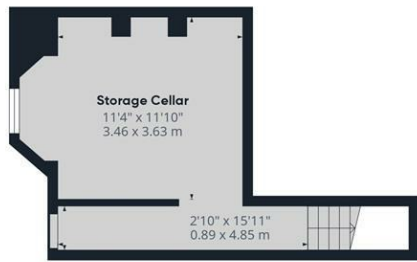
Outside

To the rear is an enclosed garden with rear access gate. The rear garden has a westerly aspect.

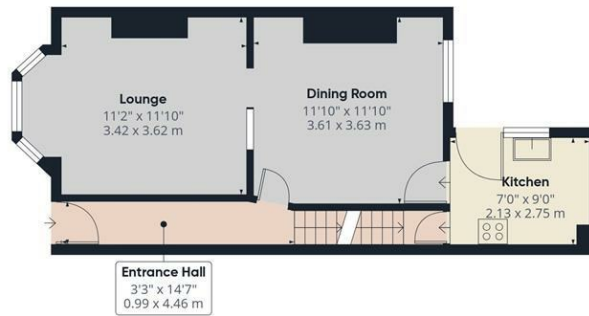
Additional Information

The tenure of the property is LEASEHOLD for the residue of 990 years from 25/03/1877.



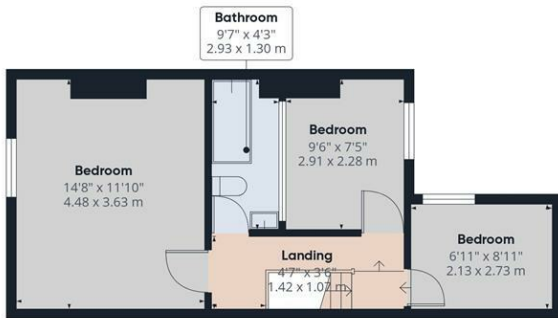


Floor -1



Ground Floor

Approximate total area⁽¹⁾
983 ft²
91.6 m²



Floor 1

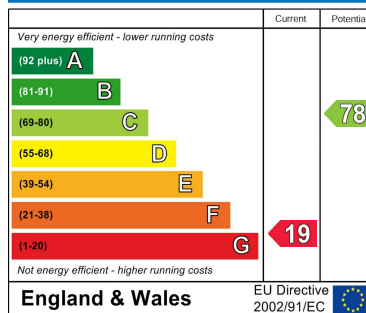


(1) Excluding balconies and terraces

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



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

