



PAUL BIRTLES
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Mount Drive
Manchester
M41 9PZ

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83 Mount Drive
Urmston
Manchester
M41 9PZ



£300,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property situated in a popular and convenient location. Requiring modernisation and improvement. Sold as seen. Through lounge plus kitchen/diner. Good sized enclosed garden with detached garage. Situated within easy reach of the facilities available within Urmston and Stretford town centres. Ideally positioned for access to good local transport links. Must be viewed to be appreciated. Virtual Tour Available. 826 sq ft plus garage. Freehold.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with double glazed units all round.

Entrance Hall

With stairs off to the first floor rooms. Radiator. Built in meter cupboard. Double glazed window to the front elevation.

Through Lounge

With a double glazed window to the front elevation and double glazed window to the rear. Radiator. A coal effect gas fire is set within a feature fireplace with surround.

Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Plumbing for a washer. Gas hob and built in oven with extractor above. Breakfast bar facility. Double glazed window to the rear and side elevations and exit door to the side. Radiator. Cupboard off where the 'Worcester' combination gas central heating boiler is located.

TO THE FIRST FLOOR

Landing

With a loft access point. Window to the side on the stairs.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)

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

Bedroom (3)

With a window to the rear. Radiator.

Bathroom

With a timber panelled bath and pedestal wash hand basin. Laminate flooring. Corner double glazed window. Tiled areas. Linen/storage cupboard off. Triton electric shower is installed over the bath with an anti splash screen fitted. Radiator.

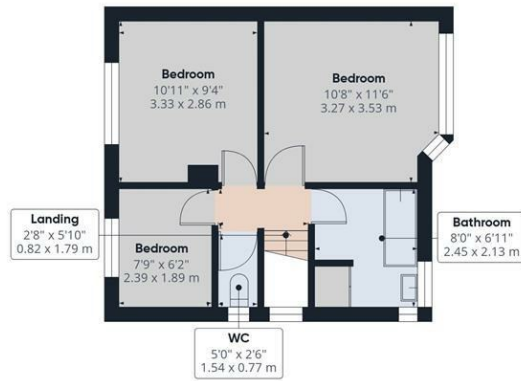
Outside

To the front of the property is an off road parking facility. To the rear is an enclosed garden with lawn and patio areas. Detached garage with an up and over door.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1027 ft²
95.5 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.

GI RAFFE360

Energy Efficiency Rating

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