



PAUL BIRTLES



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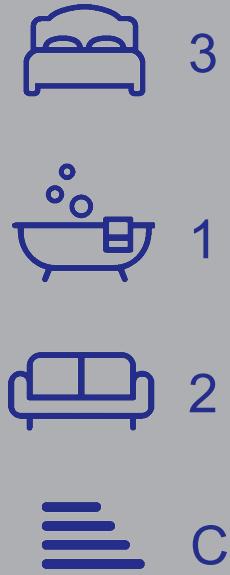
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**Shanklyn Avenue**  
Urmston  
M41 9BZ

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SALES • RENTALS • MANAGEMENT

7 Shanklyn Avenue  
Urmston  
Manchester  
M41 9BZ



Offers Over £425,000

\*A WELL PRESENTED THREE DOUBLE BEDROOM MODERN DETACHED PROPERTY\* Situated at the head of a quiet cul-de-sac within walking distance of the facilities available within Urmston Town Centre. Approx 1055 sq ft. Lounge plus dining area open to kitchen and conservatory. Useful ground floor WC plus cloak room/study. Excellent off road parking facilities. Enclosed rear garden with a southerly aspect. Freehold subject to a £4 per annum rentcharge. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

Built on at the front of the property of part brick construction. To:

### Entrance Hall

With stairs off to the first floor rooms. LVT flooring to match the ground floor. Door off to:

### Cloak Room/Study

With a double glazed window to the front elevation. Radiator. LVT flooring. Door off to:

### Downstairs WC

With a low level WC and wash hand basin with storage space below.

### Lounge

With a double glazed window to the front elevation. Radiator. Open understairs area providing space for desk/home office facility.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and half bowl stainless steel sink unit. Four ring gas hob, built in oven with extractor above. Integrated fridge/freezer and dishwasher. Cupboard off where the combination gas central heating boiler is located. Breakfast bar facility with open storage. Double glazed patio doors lead out to the rear garden. Open to:

### Dining Area

With a radiator and LVT flooring. Open to:

### Conservatory

Built on at the rear of the property with double glazed units all round and double glazed doors to the rear elevation. Laminate flooring.

## TO THE FIRST FLOOR

### Landing

### Bedroom (1)

With two double glazed windows to the rear elevation. Radiator. Laminate flooring.

### Bedroom (2)

With two double glazed windows to the front elevation. Radiator. Laminate flooring. Open hanging space/airing cupboard.

### Bedroom (3)

With double glazed windows to each end of the room. Laminate flooring. Radiator.

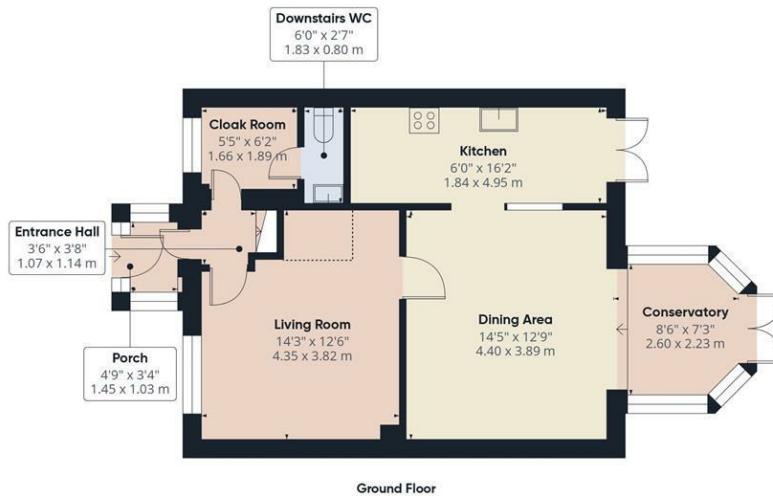
### Bathroom

With a suite comprising oval panelled bath with mixer tap, low level WC and wall hung wash hand basin. Separate walk-in shower enclosure. Tiled areas. Double glazed window to the side elevation. Extractor fan.

### Outside

The property is situated at the head of the cul-de-sac with excellent off road parking facilities on a tarmac driveway with block brick borders. To the rear is an enclosed garden with lawn and paved patio areas. Benefiting from a southerly aspect.



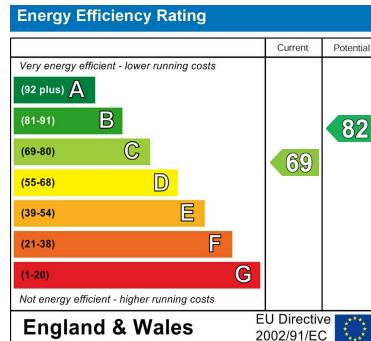
Approximate total area<sup>(1)</sup>1055 ft<sup>2</sup>  
98 m<sup>2</sup>Reduced headroom  
12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(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.

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



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