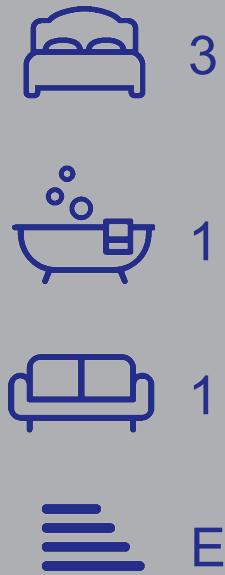




Shawe Road
Urmston
M41 5DL

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

29 Shawe Road
Urmston
Trafford
M41 5DL



£350,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A MOST CONVENIENT AND POPULAR LOCATION Approx 856 sq ft. Through lounge dining room. Extended breakfast kitchen. Recently installed (July 2024) combination gas central heating boiler along with cavity wall insulation. Scope for buyers to personalise and update to their own requirements. Positioned within easy reach of the amenities available within Urmston town Centre. Walking distance to Chassen Road Railway Station and Abbotsfield Park. Freehold. Must be viewed to be appreciated. Virtual tour available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring. Meter cupboard.

Through Lounge/Dining Room

With a double glazed bay window to the front elevation. Double glazed patio doors with adjacent side windows lead out to the rear patio and garden beyond. Laminate flooring. Radiator. Electric fire and surround in the lounge area and feature recess within the chimney breast in the dining area. Wall light points.

Extended Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed exit door to the side elevation. Plumbing for a washer and space for appliances. Oven and gas hob with extractor canopy. Tiled areas. Double glazed windows to rear and side elevations. Spotlighting.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Feature recess inset with the chimney breast.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front elevation.

Bathroom

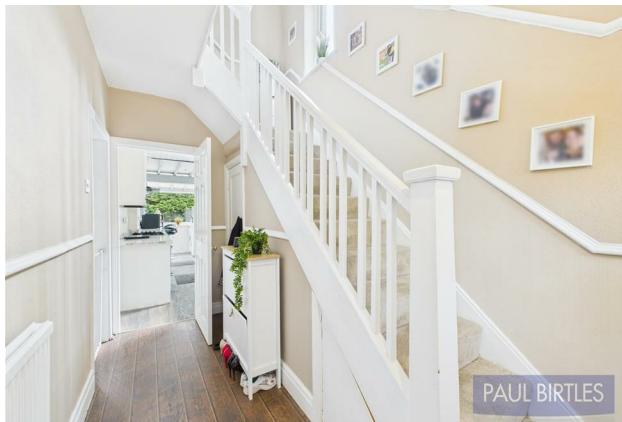
With a suite comprising panelled bath, pedestal wash hand basin and low level WC. A shower is installed over the bath with a rail and curtain fitted. Loft access point. Storage cupboard. Radiator. Tiled areas.

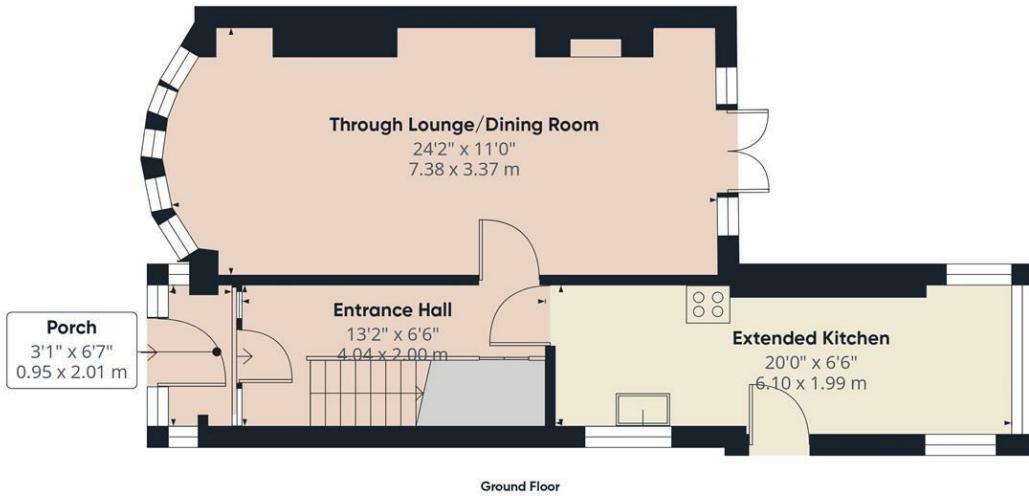
Outside

To the front and side are off road parking facilities on a block paved driveway. To the rear is an enclosed garden with artificial grass and paved patio areas.

Additional Information

Ideal combination gas central heating boiler installed July 2024. Cavity wall insulation installed July 2024.



Approximate total area⁽¹⁾856 ft²79.6 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		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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