



Lancaster Avenue  
Urmston  
M41 0ZD

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

4 Lancaster Avenue  
Urmston  
Manchester  
M41 0ZD



£250,000

\*OCCUPYING A CONVENIENT LOCATION WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE\* A good sized three bedroom semi-detached property. Lounge plus kitchen/dining room. Useful ground floor WC. Bathroom/WC with shower. Paved garden areas to the front and rear. Pleasant cul-de-sac location. Scope for those buyers looking to put their own stamp on a property. No ongoing vendor chain. Must be viewed to be appreciated. Freehold.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Fitted gas wall heater. UPVC entrance door. Access to:

### Lounge

With a fitted gas fire set within a feature fireplace. Double glazed window to the front. Access to:

### Kitchen/Diner

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Fitted gas fire, double glazed window to the rear and space for appliances along with table and chairs. Instant gas hot water.

### Rear Porch

With a door to outside and understairs storage space off. Access to:

### Downstairs WC

With a low level WC, tiled areas and a double glazed window.

## TO THE FIRST FLOOR

### Bedroom (1)

With a double glazed window to the front. Built in wardrobe and storage space.

### Bedroom (2)

With a double glazed window to the rear. Built in wardrobe and storage space.

### Bedroom (3)

With a double glazed window to the front. Built in wardrobe and storage space.

### Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas, double glazed window to the rear and storage. Over the bath 'Triton' shower fitted.

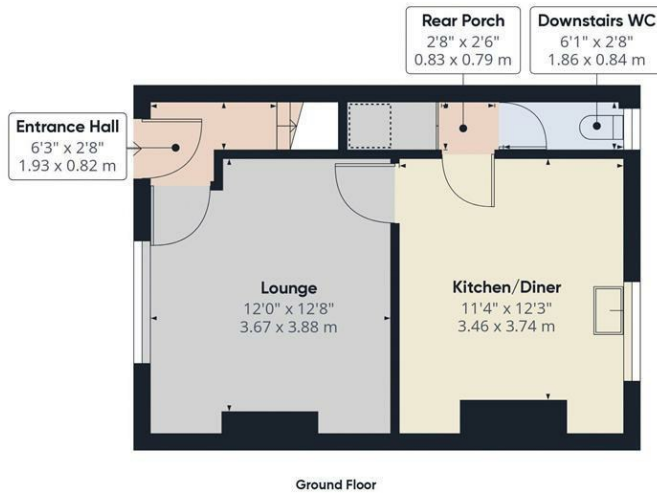
### Outside

The property occupies an enclosed plot with paved over garden areas to the front and rear.



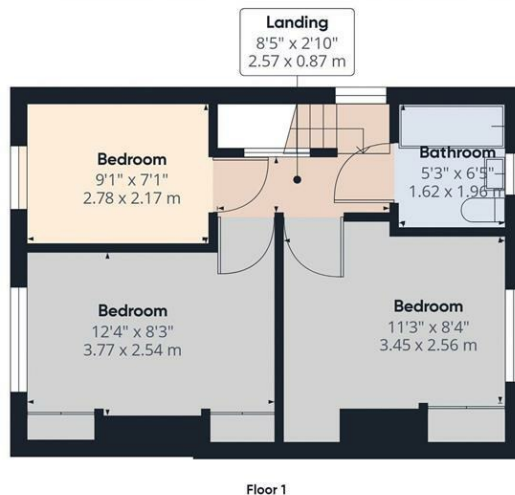
Double gates are fitted at the front and there's a storage facility to the rear.





**Approximate total area<sup>®</sup>**  
742.19 ft<sup>2</sup>  
68.95 m<sup>2</sup>

**Reduced headroom**  
6.03 ft<sup>2</sup>  
0.56 m<sup>2</sup>

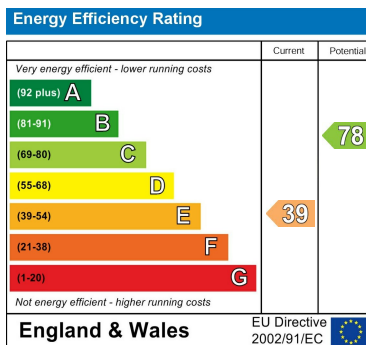


Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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