



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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Aresco Court, Gilpin Road
Manchester
M41 9NE

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The Coaching House
Aresco Court, Gilpin
Road
Urmston
Manchester



TO THE GROUND FLOOR

Lounge

With a feature entrance door plus further double glazed doors and side panels out to the garden. Radiator, parquet flooring and an attractive feature fireplace with plinths for TV, display etc.

Open Plan Kitchen/Dining Room

With a radiator, double glazed windows to the front and a double glazed exit door to outside. Superbly fitted with an excellent range of cupboard units and working surfaces to incorporate a single drainer stainless steel sink unit with feature mixer tap, a range style cooker and a microwave. Integrated fridge, two freezers, washing machine and dishwasher. Breakfast bar facility. Spotlighting, radiator and attractive flooring right through to contrast with the units.

TO THE FIRST FLOOR

Landing

With a radiator and a double glazed window to the front.

Bedroom (1)

With a radiator and a double glazed window to the front. Laminate flooring. A ladder gives access to a Mezzanine level. Range of fitted wardrobes and storage space. Velux window.

Bedroom (2)

With a radiator and a double glazed window to the side. Laminate flooring. Door off to a useful BOXROOM ideal for storage etc.

Bedroom (3)

With a radiator and a double glazed window to the front. Laminate flooring. A ladder gives access to a Mezzanine Level. Velux window.

Bathroom

With a white suite comprising panelled bath, wash hand basin and low level WC. Separate, walk-in shower compartment, tiled areas and a radiator. Over the bath shower attachment in addition.

Outside

The property has a courtyard adjacent along with communal parking areas.

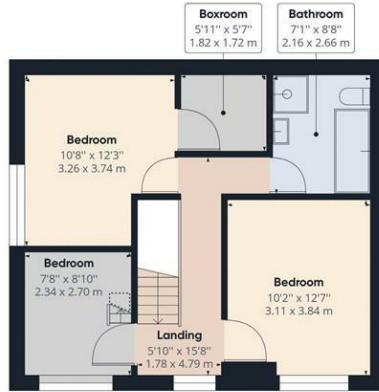
£380,000

AN INDIVIDUAL PROPERTY THAT'S FULL OF CHARM AND CHARACTER AND IS SITUATED IN A MOST CONVENIENT LOCATION WITHIN EASY REACH OF LOCAL AMENITIES Built around the turn of the century and offering deceptively spacious accommodation. Great sized lounge and open plan kitchen/dining area. Three good bedrooms - two with Mezzanine areas. Gas central heating system and double glazing. Courtyard garden to the front and parking facilities adjacent. Positioned within an attractive development of former commercial premises. Well appointed bathroom with shower. Freehold. Must be viewed to be appreciated. Virtual Tour Available.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1129.71 ft²
104.95 m²

Reduced headroom

20.45 ft²
1.90 m²

(1) 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

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	

DIRECTIONS

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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