



Church Road
Manchester
M41 9BU

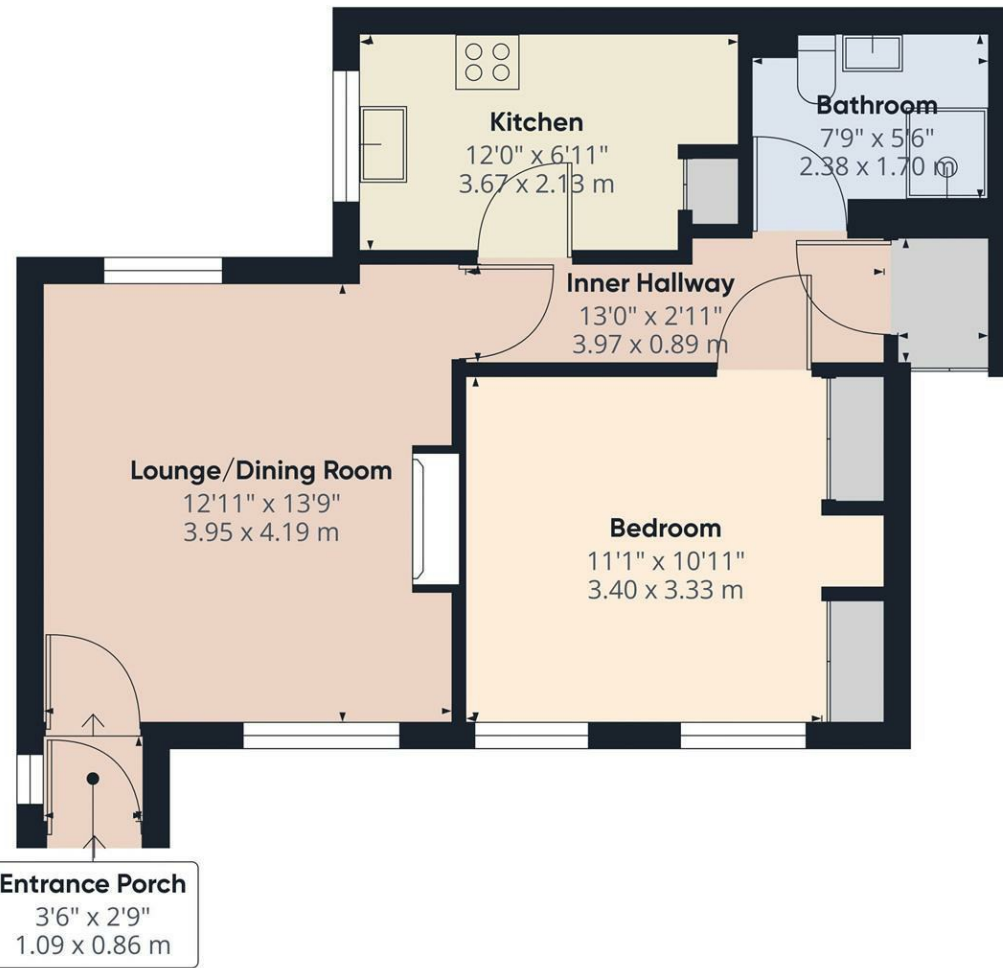
£189,950



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Approximate total area[®]
518.71 ft²
48.19 m²

Excluding balconies and terraces

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

GIRAFFE 360

Entrance Porch
3'6" x 2'9"
1.09 x 0.86 m

Lounge/Dining Room
12'11" x 13'9"
3.95 x 4.19 m

Kitchen
12'0" x 6'11"
3.67 x 2.13 m

Inner Hallway
13'0" x 2'11"
3.97 x 0.89 m

Bedroom
11'1" x 10'11"
3.40 x 3.33 m

Bathroom
7'9" x 5'6"
2.38 x 1.70 m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk
T: 0161 747 9095
www.paulbirtlesestateagents.co.uk



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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