



Rowland Avenue
Urmston
M41 0WZ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

11 Rowland Avenue
Urmston
Manchester
M41 0WZ



TO THE GROUND FLOOR

Entrance Hall

With a radiator and stairs off to the first floor rooms.

Lounge

With a radiator and a double glazed window to the front. A coal effect fire is set within a feature fireplace.

Kitchen/Diner

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces. Radiator, double glazed window to the rear and tiled areas. Integrated oven, hob and extractor. Plumbing for a washer and space for appliances.

Rear Porch

With a double glazed door to the side and understairs storage off. Access to:

Downstairs WC

With a low level WC and wash hand basin. Radiator and double glazed window.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

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

Bedroom (2)

With a radiator and a double glazed window to the rear. Storage cupboard.

Bedroom (3)

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

Bathroom

With a walk-in shower, wash hand basin and low level WC. Radiator, double glazed window to the rear and tiled areas. Loft access point.

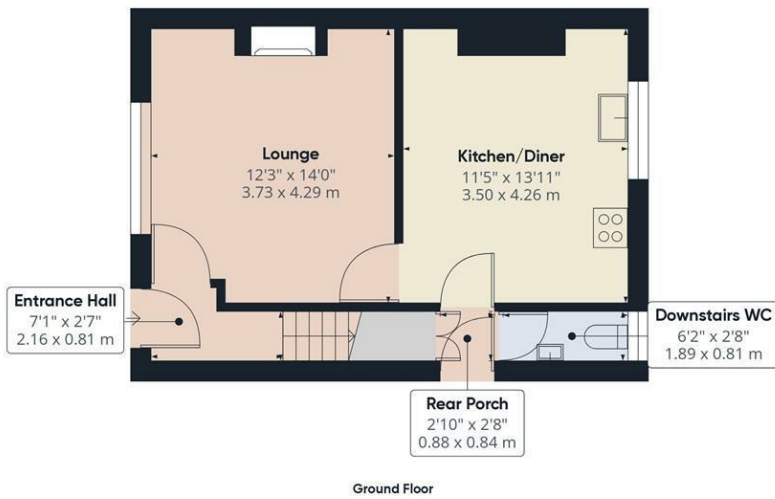
Outside

To the front of the house is an off road parking facility, whilst, to the rear, is a good sized, lawned garden.

£235,000

A GOOD SIZED THREE BEDROOM SEMI-DETACHED PROPERTY THAT'S IN NEED OF MODERNISATION Occupying a cul-de-sac location within easy reach of the facilities available within Urmston Town Centre. Lounge-Kitchen/Diner-Downstairs WC. Good sized garden to rear. Off road parking to front. Shower Room/WC. Freehold. No ongoing vendor chain. Must be viewed to be appreciated.





Approximate total area[®]
764.84 ft²
71.06 m²

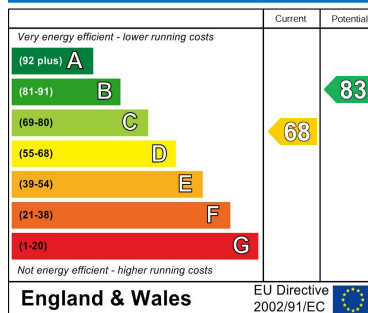
Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating



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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