







Higher Road

Urmston

M41 9BH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

188 Higher Road
Urmston
Manchester
M41 9BH

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£235,000

A TWO BEDROOM SEMI-DETACHED PROPERTY BUILT IN THE VICTORIAN ERA
Lounge - kitchen/diner - ground floor bathroom/WC with shower. Two excellent sized double bedrooms. Enclosed courtyard to rear. Gas central heating system-combination boiler. Conveniently situated for access to the town centre facilities. Offering potential for buyers to modernise. Inpsection highly recommended. Freehold. Approx 770 sq ft.

TO THE GROUND FLOOR

Lounge
With a radiator and a coal effect fire set within a feature fireplace. Double glazed window to the front. Stairs off to the first floor rooms. Understairs storage off.

Kitchen/Diner
With a one and a half bowl single drainer sink unit, cupboard space and working surfaces. Double glazed window to the rear, gas point for a cooker and space for appliances. Wall mounted combination gas central heating boiler.

Bathroom
With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Radiator, tiled areas and a double glazed window to the rear. Further window to the side.

TO THE FIRST FLOOR

Landing
To:

Bedroom (1)
With a radiator and a double glazed window to the rear. Fitted wardrobe and storage space.

Bedroom (2)
With a radiator and a double glazed window to the front. Laminate flooring. Decorative fireplace.

Outside
Small forecourt to the front of the house and enclosed courtyard to the rear with a storage facility.


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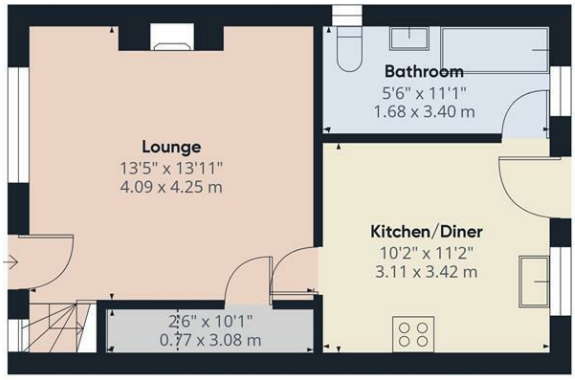

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Ground Floor



Floor 1

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Approximate total area[1]
770.37 ft²
71.57 m²

Reduced headroom
8.15 ft²
0.76 m²

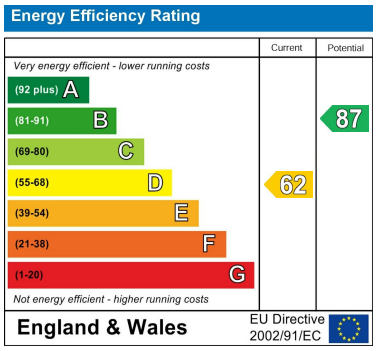
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

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