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## 11 Sheldon Avenue Urmston Manchester M41 5DQ

### £249,950

GREAT CENTRAL LOCATION AND NO VENDOR CHAIN! Home Estate Agents are privileged to offer for sale this three bedroom terrace property ideally situated within walking distance of Urmston town centre, Flixton train station and Abbotsfield Park. Tucked away on a quiet cul de sac just off Lime Avenue the property comprises Hallway, Open lounge with archway through to dining room, modern fitted kitchen with under stairs storage and patio doors to the rear. To the first floor there is a shaped landing, three bedrooms and contemporary four piece bathroom suite with separate shower. To the front of the property there is a palisade whilst to the rear there is a paved courtyard with shed for storage. Situated at the front of the property there is off road parking available however this is not allocated to each property and a open green. Benefiting from being recently re roofed a swift viewing is highly recommended to avoid disappointment. To book your viewing call HOME on 0161 7471177.

- No vendor chain
- Well presented
- Modern fitted bathroom
- Viewing advised
- Great location
- Three bedrooms
- Cul-de-sac
- Two reception rooms
- New roof
- Paved courtyard



### HALLWAY

Single panel radiator

### LOUNGE 12'07 x 12'02 (3.84m x 3.71m)

UPVC double glazed window to front. Gas fire. Single panel radiator.

### DINING ROOM 13'01 x 12'07 (3.99m x 3.84m)

UPVC double glazed window to rear. Single panel radiator.

### KITCHEN 10'05 x 8'05 (3.18m x 2.57m)

UPVC double glazed window to side. A range of fitted wall and base units. Rolled edge work top. Electric oven. Gas hob. Overhead extractor fan. Splash wall tiling.

### LANDING

Shaped

### BEDROOM ONE 12'09 x 13'01 (3.89m x 3.99m)

UPVC double glazed window to front. Single panel radiator.

### BEDROOM TWO 13'06 x 10'0 (4.11m x 3.05m)

UPVC double glazed window to rear. Single panel radiator.

### BEDROOM THREE 12'0 x 5'10 (3.66m x 1.78m)

UPVC double glazed window to front. Single panel radiator.

### BATHROOM

UPVC double glazed opaque window. Bath. WC. Pedestal wash hand basin. Separate shower cubicle. Tiled floor. Wall tiling to compliment.

### OUTSIDE

To the front of the property there is a palisade whilst to the rear there is a paved courtyard with shed for storage. Situated at the front of the property there is off road parking available however this is not allocated to each property and

a open green. Benefiting from being recently re roofed a swift viewing is highly recommended to avoid disappointment. To book your viewing call HOME on 0161 7471177.

### Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

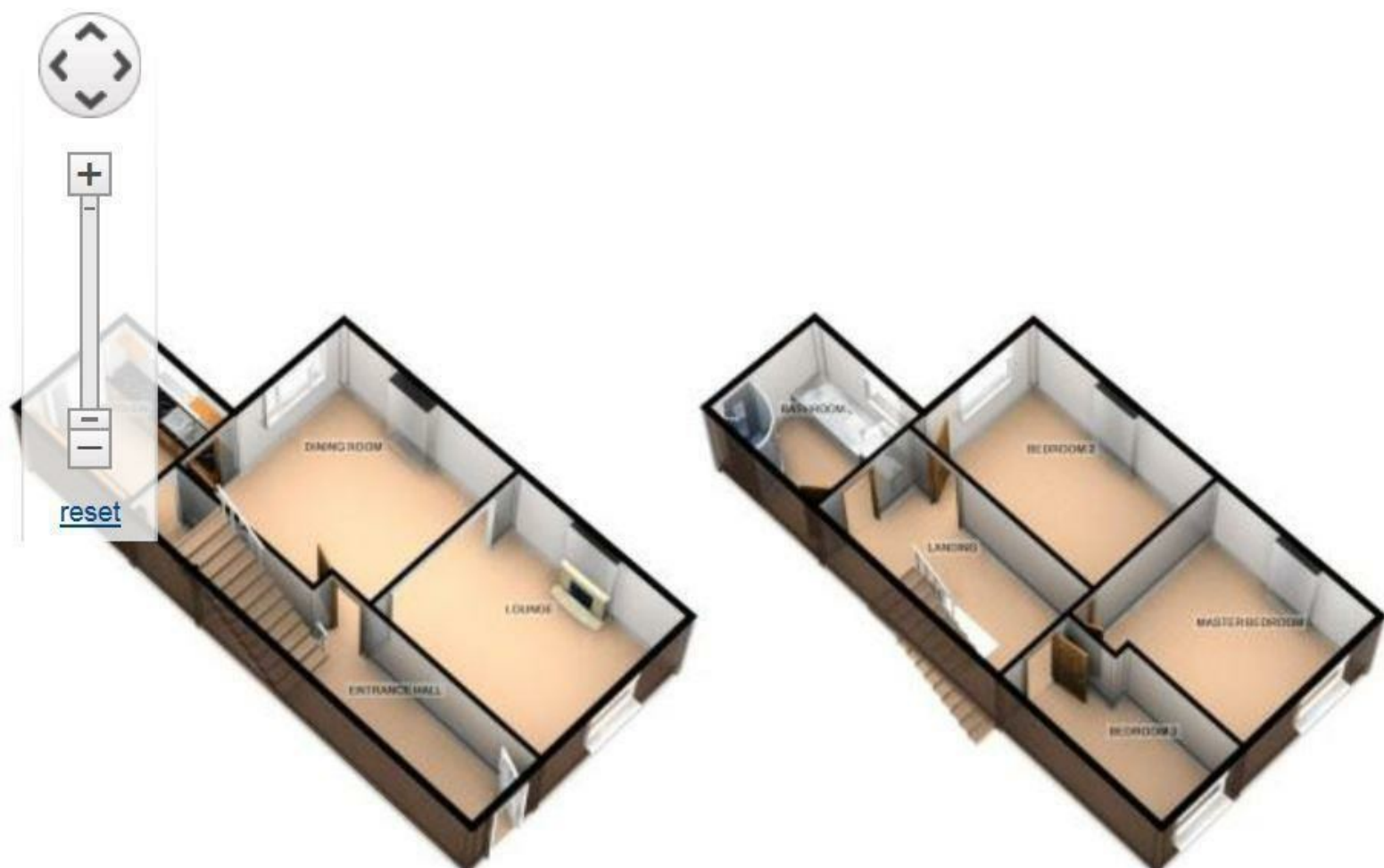







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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