



Curzon Road
Manchester
M32 9SL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

18 Curzon Road
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£259,950

A WELL-PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND SOUGHT-AFTER LOCATION.

Offering well-proportioned accommodation comprising two separate reception rooms and an extended fitted kitchen with built-in oven and hob to the ground floor. To the first floor are two bedrooms and a well-appointed bathroom with walk-in shower. The property benefits from gas central heating via a combination boiler, easily maintained front and rear garden areas, and off-road parking. Conveniently located close to Lostock Park, the property is offered with no ongoing vendor chain. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a UPVC double glazed entrance door, a radiator and wood effect flooring. Stairs lead off to the first-floor rooms. Double-glazed window to the side and a useful under the stairs area for storage. The "Ideal" combination gas central heating boiler is located in the stairs area

Dining Room

With a radiator, wood effect flooring and a double-glazed window to the front.

Lounge

With two radiators, wood effect flooring and a double-glazed sliding patio door to outside.

Extended Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, Radiator and double-glazed windows to 2 elevations. Space for appliances and a double-glazed exit door.

TO THE FIRST FLOOR

Landing

With a double-glazed window to the side and a loft access point.

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.

Bathroom

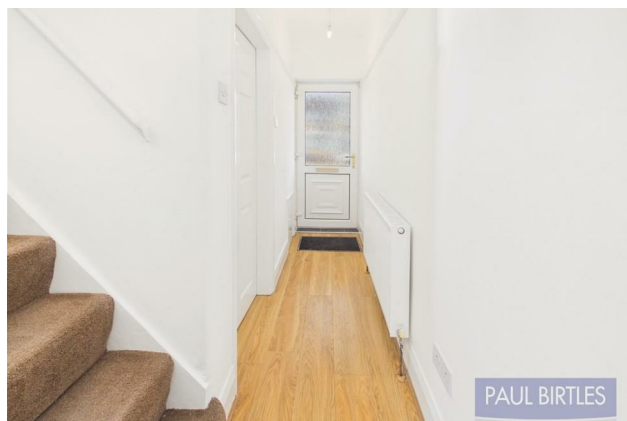
With a white suite comprising panelled bath, pedestal wash hand basin and a low-level WC. There's a separate, walk-in shower compartment, tiled areas and a chrome ladder radiator. Double glazed-window to the rear.

Outside

To the front of the property is a paved forecourt area that provides an off-road parking facility with double gates fitted. To the rear is an enclosed garden area that's paved for ease of management. Timber storage facility.



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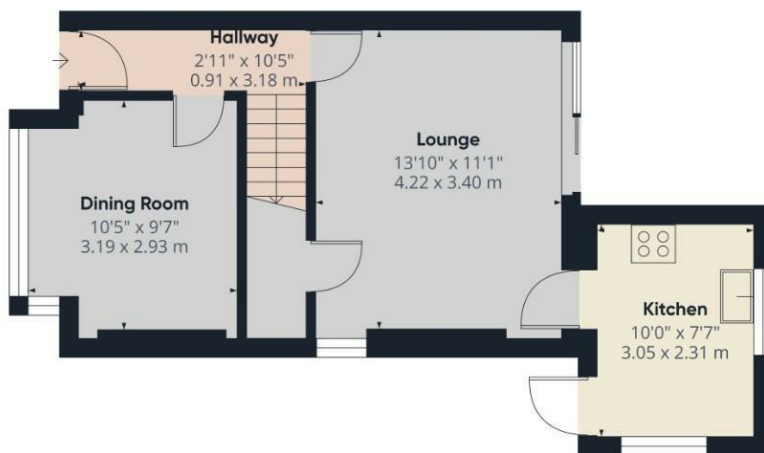
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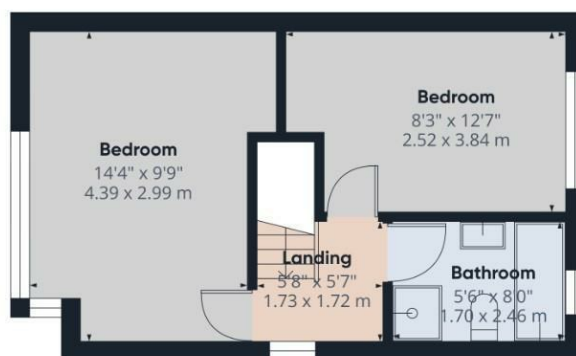
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Ground Floor



Floor 1



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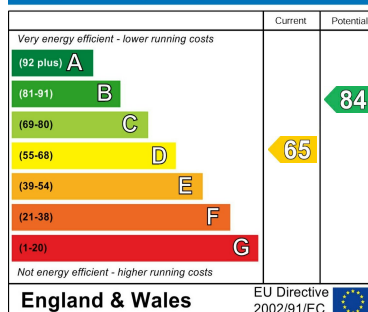
Approximate total area⁽¹⁾
721 ft²
67.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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