

13 Abingdon Road Urmston, Manchester, M41 0GW

NO CHAIN Park Lane Estate Agents are proud to offer For Sale this three bedroom semi-detached property located on the ever popular Abingdon Road. Positioned within walking distance to a wealth of amenities including schools, shops, parks, transport links and Urmston's popular bars and restaurants. The property requires a full renovation throughout and would make a perfect family home once modernised. The property is warmed by gas central heating and is uPVC double glazed throughout. The internal accommodation comprises entrance porch, entrance hallway, front lounge, rear lounge, kitchen, stairs to the first floor landing, master bedroom, second bedroom, third bedroom, family bathroom and separate w.c. Externally to the front, the property boasts a driveway for off road parking, an easy to maintain garden and an attached garage. To the rear is a sizeable garden which is mostly lawned with paved sections and mature borders offering privacy. Viewing is highly recommended to appreciate the property and potential on offer.

Offers Over £290,000

13 Abingdon Road

Urmston, Manchester, M41 0GW



- REQUIRES FULL RENOVATION
- SIZEABLE REAR GARDEN
- GAS CENTRAL HEATED
- POPULAR URMSTON LOCATION
- OFF ROAD PARKING
- DOUBLE GLAZED THROUGHOUT
- KITCHEN EXTENSION
- ATTACHED GARAGE

ENTRANCE HALLWAY

10'04" x 6'04" (3.15 x 1.93)

THIRD BEDROOM

7'00" x 8'02" (2.13 x 2.49)

FRONT LOUNGE

11'06" x 12'02" (3.51 x 3.71)

FAMILY BATHROOM

4'08" x 7'08" (1.42 x 2.34)

REAR LOUNGE

11'07" x 12'02" (3.53 x 3.71)

SEPERATE W.C

2'03" x 5'02" (0.69 x 1.57)

KITCHEN

14'05" x 6'04" (4.39 x 1.93)

ATTACHED GARAGE

STAIRS TO FIRST FLOOR

LANDING

EXTERNALLY

MASTER BEDROOM

12'08" x 10'06" (3.86 x 3.20)

SECOND BEDROOM

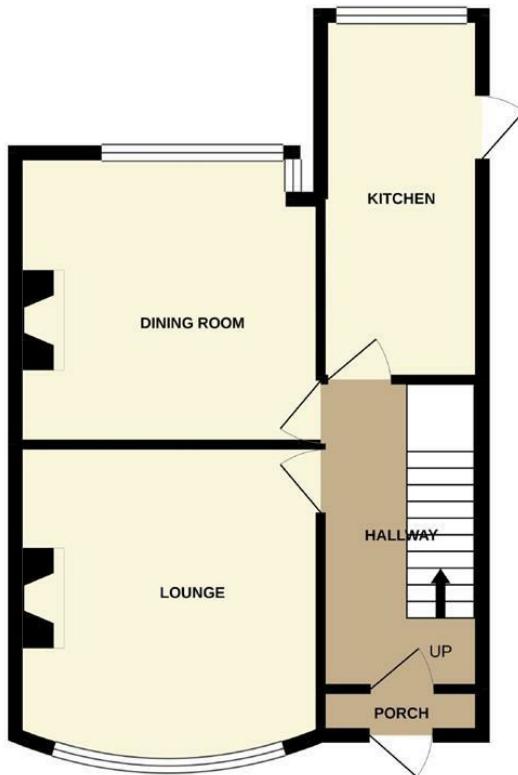
9'11" x 11'00" (3.02 x 3.35)

[Directions](#)

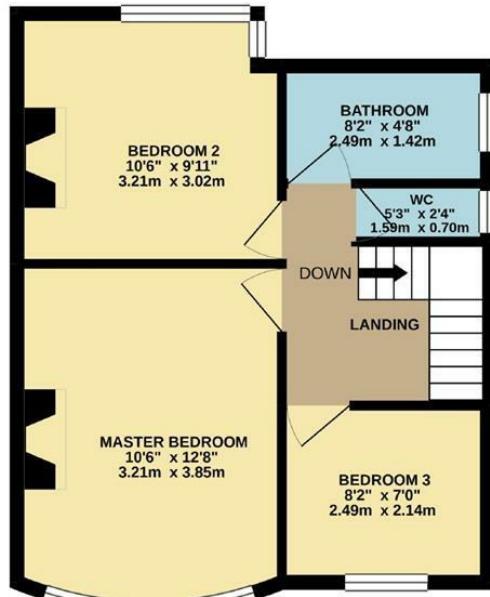


Floor Plan

GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			78
(81-91) B			63
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	