



Lime Avenue  
Urmston  
M41 5DE

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

48 Lime Avenue  
Urmston  
Manchester  
M41 5DE



## Offers Over £550,000

\*A SIGNIFICANTLY EXTENDED FOUR BEDROOM / TWO BATHROOM SEMI-DETACHED PROPERTY BACKING ONTO ABBOTSFIELD PARK\* Superb standard of presentation throughout. Spacious open plan kitchen/dining/living room opening to a south-westerly facing rear garden. Useful utility room. High quality fittings throughout. Dormer loft conversion providing master bedroom with en-suite shower room. Delightful enclosed rear garden with composite decking, Indian Stone paving and artificial grassed area. Well appointed family bathroom. Air conditioning to three bedrooms. Excellent off road parking facilities. Located in a sought after location within easy reach of the facilities available within Urmston Town Centre. Leasehold. Must be viewed to be appreciated. Virtual Tour Available. 1484 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door with adjacent double glazed window. LVT flooring to match the open plan kitchen/dining/living space. Stairs leading off to the first floor rooms. Radiator. Storage/cloaks cupboard off. Door to:

### Utility Room

With working surface and plumbing for a washer/dryer. Wall mounted combination gas central heating boiler. Double glazed window to the side. LVT flooring.

### Lounge

With a double glazed bay window to the front. Coal effect gas fire set within a feature fireplace and surround.

### Open Plan Kitchen/Dining/Living

A superb open plan kitchen/living/dining room of generous proportions with bi-fold doors leading out to the rear composite decking and south-westerly facing enclosed rear garden. In the kitchen section is an excellent range of base and wall cupboard units and quartz working surfaces/breakfast bar facility. Inset sink unit with feature mixer tap. Neff induction hob with extractor above. Undercounter lighting. Integrated appliances comprise dishwasher, fridge and freezer and wine cooler. Bosch oven and microwave oven. Spotlighting. There is a radiator in the kitchen section and two further vertical designer radiators in the living/dining area. LVT flooring throughout. In addition to the bi-fold doors, there are two double glazed windows to the rear along with roof lantern providing ample natural light. Spotlighting.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the front and side on the stairs. Radiator. Stairs leading off to the second floor.

### Bedroom (2)

With a double glazed bay window to the front. Radiator. Range of fitted wardrobes.

### Bedroom (3)

With a double glazed window to the rear. Radiator. Air conditioning unit.

### Bedroom (4)

With a double glazed window to the rear. Range of fitted wardrobes. Air conditioning unit.

### Bathroom

With a suite comprising 'P' shaped panelled bath, low level WC and vanity unit with mixer tap and storage below. There is a shower installed over the bath with an anti splash screen fitted. Two double glazed windows to the side elevation. White and chrome traditional heated towel rail. Spotlights.

## TO THE SECOND FLOOR

### Master Bedroom

A dormer loft conversion proving a large master suite with fitted wardrobes. Radiator. Spotlighting. Double glazed window to the rear providing an outlook over Abbotsfield Park. Further Velux window. Air conditioning unit. Door to:



### **En-Suite Shower Room**

With a walk-in shower enclosure, low level WC and wall mounted sink unit. Chrome ladder radiator, extractor fan and fully tiled.

### **Outside**

To the front of the property are excellent off road parking facilities on a block paved driveway.

To the rear is a delightful enclosed garden benefiting from a south-westerly aspect and backing directly onto Abbotsfield Park. Composite decking, artificial grass and Indian stone patio area.



### **Additional Information**

The tenure of the property is LEASEHOLD for the residue of 999 years from 27/09/1961, subject to an annual ground rent of £9.





**48 Lime Avenue, Urmston, Manchester, M41 5DE**



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1484.37 ft<sup>2</sup>  
137.9 m<sup>2</sup>

Reduced headroom

23.29 ft<sup>2</sup>  
2.16 m<sup>2</sup>

(1) Excluding balconies and terraces.

☐ Reduced headroom  
(below 1.5m/4.92ft)

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**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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