



Wythburn Avenue  
Urmston  
M41 5PN

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

3 Wythburn Avenue  
Urmston  
Manchester  
M41 5PN



£370,000

\*A MUCH CARED FOR THREE BEDROOM SEMI-DETACHED PROPERTY THAT'S SITUATED IN A CUL-DE-SAC POSITION THAT'S WITHIN EASY REACH OF THE FACILITIES AVAILABLE URMSTON TOWN CENTRE\* Large through lounge/ dining room plus sunroom. Kitchen plus morning room. Attached garage with downstairs WC off - (see Agent's note ).Gas central heating system and double glazing. Pleasant gardens to the front and rear plus driveway for parking. Offering great potential to those buyers looking to put their own stamp on a property. Freehold. No ongoing vendor chain. Must be viewed to be fully appreciated. Virtual Tour Available. Approx 1201 sq ft.

## TO THE GROUND FLOOR

### Porch

With a feature double glazed entrance door and side panels. Door to:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Laminate flooring.

### Lounge

With a double glazed bay window to the front, radiator and a feature display recess inset within the chimney breast. Opening to:

### Dining Room

With a coal effect fire set within the chimney breast. Laminate flooring. A double glazed sliding patio door leads to:

### Sun Room

Built on at the rear of the property with double glazed units and double doors to the garden.

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working surfaces. Gas cooker point, tiled areas and a double glazed window to the side. Understairs storage space off and access to:

### Morning Room

With a radiator, a double glazed window to the side and laminate flooring.

### Rear Porch

With a double glazed door to outside and also access to :

### Garage

With a double glazed window to the front and two double glazed windows to the side. Power and light laid on. Access to:

### Downstairs WC

With a white suite comprising low level WC and wash hand basin. Double glazed window to the rear.

### Agents Note

The garage to the property will require some attention to reinstate to its original purpose. New garage doors and the removal of a window are required.

## 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 bay window to the front. Good range of fitted wardrobes and storage space.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Good range of fitted wardrobes and storage space.

### Bedroom (3)

With a radiator and a double glazed window to the front.

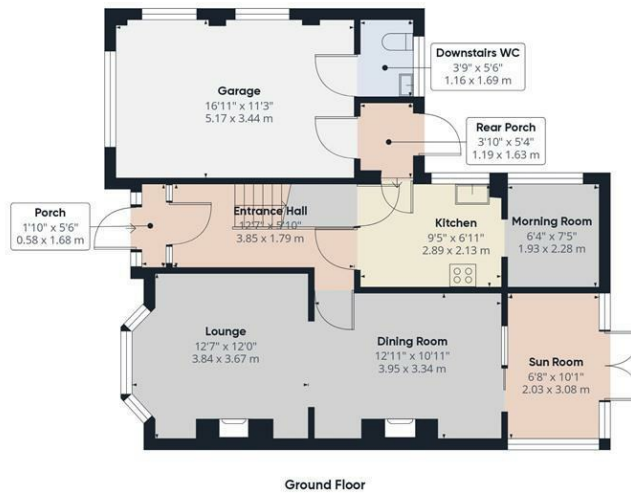
### Bathroom (Shower Only at Present)

With a walk-in shower, pedestal wash hand basin and low level WC. Tiled areas, ladder radiator and two double glazed windows to the side. Built in storage space.

### Outside

The property enjoys pleasant gardens to the front and rear with lawned areas etc. A driveway provides an off-road parking facility and also gives access to the garage.





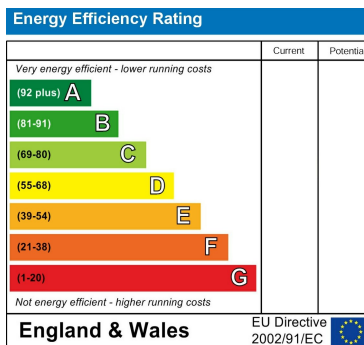
Approximate total area<sup>(1)</sup>  
 1200.61 ft<sup>2</sup>  
 111.54 m<sup>2</sup>



(1) Excluding balconies and terraces

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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