



**Longfield Avenue**  
Urmston  
M41 9DP

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



2 Longfield Avenue  
Urmston  
M41 9DP



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Offers Over £365,000

**\*OFFERING UNDOUBTED POTENTIAL FOR IMPROVEMENT AND EXTENSION, SUBJECT TO ANY PLANNING PERMISSIONS NECESSARY\*** An inter-war built three bedroom semi detached property. Two separate reception rooms plus kitchen. Shower room/WC. Off-road parking facilities, large attached garage/workshop and pleasant rear garden. Freehold. Situated in a popular and highly regarded cul-de-sac location that's within easy reach of the facilities available in Urmston Town Centre. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs leading off to the first floor rooms.

### Dining Room

With a double glazed bay window to the front.

### Lounge

With a window to the rear overlooking the garden and a tiled fireplace.

### Kitchen

With an under stairs storage area off, window to the rear and door to outside.

## TO THE FIRST FLOOR

### Landing

With a window to the side and a loft access point.

### Bedroom (1)

With a double glazed bay window to the front.

### Bedroom (2)

With a window to the rear.

### Bedroom (3)

With a double glazed window to the front.

### Bathroom (Shower only at present)

With a shower, pedestal wash hand basin and low-level WC. Window to the side and tiled areas.

### Outside

To the front of the property are off-road parking facilities on a block paved driveway and paved hardstanding. To the rear is a pleasant garden with lawn etc To the side of the property is a substantial garage/workshop in need of repair.



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Ground Floor



Floor 1

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

1258.19 ft<sup>2</sup>

116.89 m<sup>2</sup>

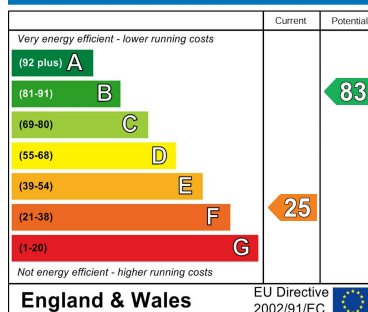
(1) Excluding balconies and terraces

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.

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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