



Edale Avenue
Urmston
M41 9DS

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

17 Edale Avenue
Urmston
Manchester
M41 9DS



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£399,950

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A GENEROUS CORNER PLOT Presented to a high standard throughout. Spacious through lounge/dining room. Kitchen/breakfast room with adjacent storage garage. Beautifully appointed bathroom. Plantation shutters fitted to all bedrooms. Enclosed rear garden with a southerly aspect. Occupying a well regarded and popular location within walking distance of Abbotsfield Park, Chassen Road Train Station, local shops and a short stroll to the facilities available within Urmston Town Centre. Freehold. Virtual Tour Available. Approx 996 sq ft. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. LVT flooring. Feature entrance door with adjacent side windows.

Through Lounge/Dining Room

With a double glazed bay window to the front and double glazed patio doors to the rear with fitted plantation shutters. Three radiators. LVT flooring.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob and Bosch oven with extractor above. Tiled splashbacks. Double glazed window to the rear. Open to:

Breakfast Room

With an integrated fridge/freezer, double glazed window to the rear and breakfast bar facility. Door to:

Storage Garage

With a roller garage door, power light and plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is boarded for storage. Double glazed window to the side on the stairs with fitted plantation shutter.

Bedroom (1)

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

Bedroom (2)

With a double glazed window to the rear with fitted plantation shutter. Radiator.

Bedroom (3)

With a double glazed window to the front with fitted plantation shutter. Radiator.

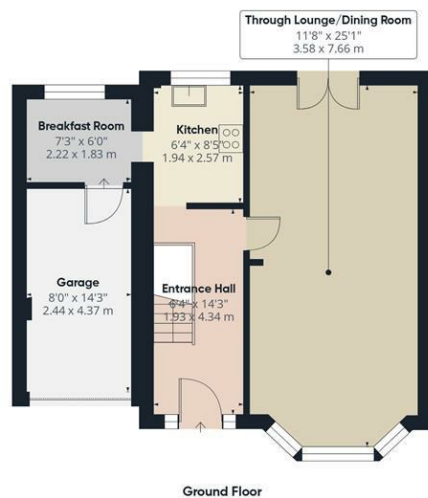
Bathroom

A beautifully appointed bathroom with freestanding bath, walk-in shower enclosure and wall hung wash hand basin. Low level WC. Radiator. Fully tiled. Double glazed window to the rear. Radiator. Spotlights. Extractor fan.

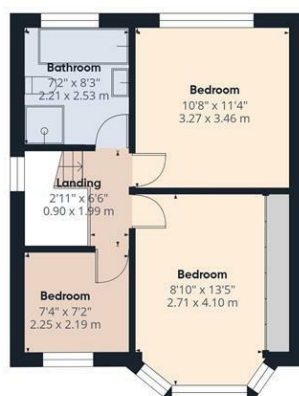
Outside

Off road parking to the front on a block paved driveway with two separate artificial grassed areas with well stocked borders. To the rear is an enclosed garden with a southerly aspect with paved patio and artificial grass.





Ground Floor



Floor 1

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Approximate total area[®]

996 ft²

92.6 m²

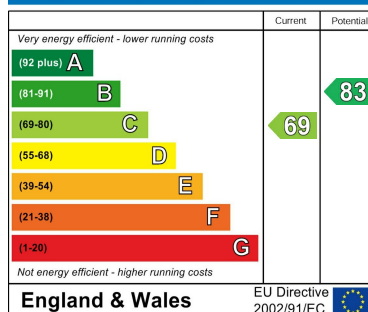
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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