



Link Avenue
Manchester
M41 9NJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

32 Link Avenue
Urmston
Manchester
M41 9NJ



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£450,000

SOLD WITH NO VENDOR CHAIN *AN EDWARDIAN SEMI-DETACHED PROPERTY THAT HAS BEEN SIGNIFICANTLY UPGRADED AND ENLARGED BY THE SELLERS TO NOW PROVIDE SPACIOUS FAMILY ACCOMMODATION OF APPROX 1396 SQ FT* Excellent standard of presentation throughout. Through lounge, kitchen plus dining room extension. Three double bedrooms plus office and two well appointed bathrooms. Delightful enclosed rear garden with raised decking and lawned area. Detached brick built garage suitable for a variety of uses. Freehold. Must be viewed to be appreciated. Virtual Tour Available. Really must be viewed to fully appreciate. Situated in a popular and convenient location with easy access to local transport links and amenities.

TO THE GROUND FLOOR

Vestibule

To:

Entrance Hall

With stairs off to the first floor rooms. Period style radiator. Wood laminate flooring.

Through Lounge

With a double glazed bay window to the front elevation. Wood burner inset within the chimney breast with wooden mantel and brick hearth. Spotlighting. Understairs storage off.

Kitchen

With a range of base and wall cupboard and working surfaces with central island unit incorporating a Belfast style sink unit with mixer tap. Tiled splashbacks. Space for a range style cooker with extractor canopy above. Underfloor electric heating. Spotlighting. Integrated microwave. Space for an American style fridge/freezer. Plumbing for a washer. Integrated freezer. Two double glazed windows to the side elevation and two roof windows ensure ample natural light. Cupboard off housing the Vaillant combination gas central heating boiler. Open to:

Dining Room Extension

With 4m bi-fold doors leading out to the rear decking and garden beyond. Laminate flooring. Two vertical radiators. Beamed sections. Four roof windows. Wall light points.

TO THE FIRST FLOOR

Landing

With stairs off to the second floor. Spotlighting.

Bedroom (2)

With two double glazed windows to the front elevation. Two radiators. Spotlighting.

Bedroom (3)

With a double glazed window to the rear. Laminate flooring. Radiator. Fitted wardrobes.

Office

With a double glazed window to the side elevation. Radiator. Wood flooring.

Bathroom

Fully tiled bathroom/wet room with freestanding bath, walk-in shower, counter top basin with storage below and low level WC. Chrome ladder radiator. Double glazed window to the rear. Spotlighting. Underfloor heating.

TO THE SECOND FLOOR

Second Floor Landing

With spotlighting.

Bedroom (1)

With three roof windows to the front elevation. Laminate flooring. Double glazed patio doors to the rear. Vertical radiator. Spotlighting.

Bathroom (2)

With tile panelled bath, wash hand basin with storage below and low level WC. Spotlighting. Fully tiled. Electric underfloor heating.

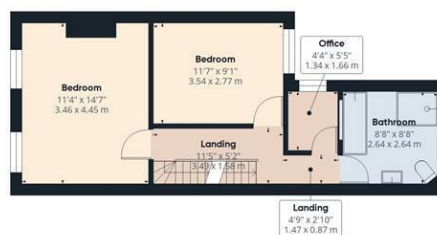
Outside

To the front is a walled forecourt. To the rear is a good sized enclosed garden with raised decking, lawned areas and raised timber sleeper borders. At the rear of the garden is detached brick built garage suitable for a variety of uses such as a home gym/office/storage.

Additional Information

The tenure of the property is FREEHOLD subject to an annual rentcharge of £3.40.





Approximate total area^m

1396 ft²
129.6 m²

Reduced headroom

56 ft²
5.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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