



**Auburn Drive**  
Urmston  
M41 9LF

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



8 Auburn Drive  
Urmston  
Manchester  
M41 9LF



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£490,000

**\*A WELL PRESENTED FOUR BEDROOM LINK DETACHED PROPERTY\*** Presented in immaculate condition throughout providing spacious family accommodation of approx 1215 sq ft. Lounge, sitting room/office plus kitchen/diner. Useful downstairs WC. Four well proportioned bedrooms with a beautifully appointed bathroom. Good sized enclosed rear garden with a westerly aspect. Excellent off road parking facilities. Potential to extend subject to any necessary consents. Freehold. Well positioned for local transport links, access to Urmston Meadows and local amenities. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

Feature entrance door. Radiator with a decorative cover. Door off to:

### Downstairs WC

With a low level WC and wall hung wash hand basin.

### Entrance Hall

With stairs off to the first floor rooms. Understairs storage off. Radiator with a decorative cover. Laminate flooring.

### Lounge

With a double glazed window to the front elevation. Laminate flooring. Radiator.

### Sitting Room/Office

With a double glazed window and stable door to the rear and further double glazed window to the side elevation. Spotlighting. Laminate flooring. Currently utilised as a home office but suitable for a variety of uses.

### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Induction hob with extractor canopy above. Built in oven. Integrated dishwasher. Space for fridge/freezer. Metro tiled splashbacks. Laminate flooring. Double glazed patio doors lead out to the rear patio and garden beyond. Double glazed window to the rear.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Laminate flooring.

### Bedroom (2)

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

### Bedroom (3)

With double glazed windows to the front and rear. Radiator. Fitted wardrobes. Laminate flooring.

### Bedroom (4)

With a double glazed window to the front elevation. Radiator. Laminate flooring. Radiator with a decorative cover. Fitted storage off.

### Bathroom

With a white suite comprising tile panelled bath, vanity wash hand basin with storage below and low level WC. Large walk-in shower enclosure. Fully tiled. Chrome ladder radiator. Spotlighting. Double glazed window to the rear.

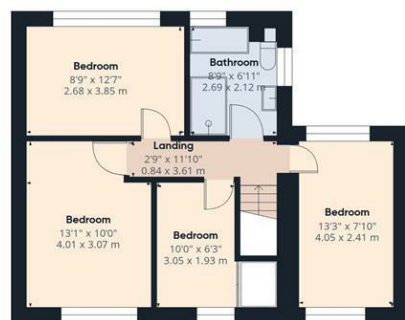
### Storage Garage

With an up and over door, with power and light laid on. The Worcester combination gas central heating boiler is located here. Plumbing for a washer.

### Outside

Excellent off road parking facilities to the front on a concrete imprinted driveway. To the rear is a good south enclosed rear garden with paved patio and lawned areas with a westerly aspect.





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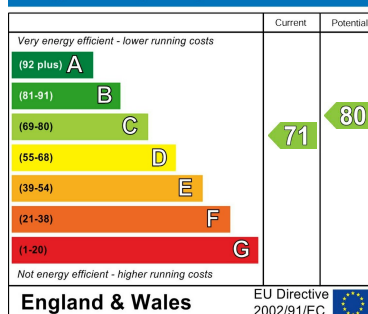
**Approximate total area<sup>(1)</sup>**  
1215 ft<sup>2</sup>  
112.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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



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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