



Broadoaks Road
Urmston
M41 9DR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

23 Broadoaks Road
Urmston
Trafford
M41 9DR



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£425,000

A CORNER POSITIONED EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY Excellent standard of presentation throughout with family accommodation of approx 1009 sq ft. Through lounge/sitting room plus extended kitchen/diner. Well appointed family bathroom. Enclosed rear garden. Good off road parking facilities. Situated in a popular and sought after location within walking distance of Chassen Road Train Station, Abbotsfield Park, local shops and other amenities. Urmston Town Centre less than 15 minutes walk. Ideally positioned for well regarded local primary and secondary schools. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Double glazed window to the front elevation and feature entrance door. Radiator.

Through Lounge/Sitting Room

With a double glazed bay window to the front elevation. Laminate flooring. A most attractive coal effect gas fire set within a feature surround provides a focal point of the room. Two radiators. Double glazed patio doors lead out to the rear patio and garden beyond. Understairs storage off.

Kitchen/Diner

With two double glazed windows to the front elevation and double glazed exit door leading out to the rear garden. The kitchen is well fitted with a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Space for appliances. Space for freestanding cooker. Tiled splashbacks. Radiator with a decorative cover.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes. Laminate flooring.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Laminate flooring. Range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the front elevation. Range of fitted wardrobes. Radiator. Laminate flooring.

Bedroom (4)

With a double glazed window to the front elevation. Radiator. Currently utilised as a walk-in wardrobe.

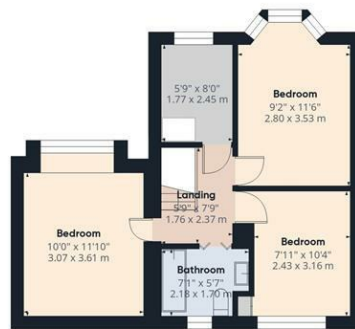
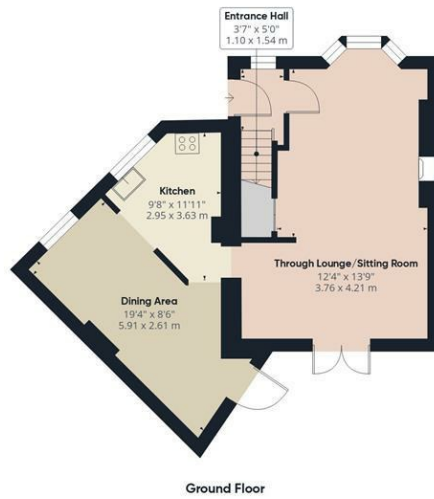
Family Bathroom

With a white suite comprising panelled bath, low-level WC and pedestal wash hand basin. Double glazed window to the rear. Shower installed over the bath with anti-splash screen fitted. Tiled splashback.

Outside

The property occupies a corner plot with excellent off road parking facilities to the front on a block paved driveway. To the rear is an enclosed garden with lawn and patio areas.





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Approximate total area⁽¹⁾
1009 ft²
93.8 m²

(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

	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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