



**Glenhaven Avenue**  
Urmston  
M41 5BW

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



28 Glenhaven Avenue  
Urmston  
Trafford  
M41 5BW



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£725,000

\*A DELIGHTFUL FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY POSITIONED IN A DESIRABLE CUL-DE-SAC LOCATION ON THE FRINGE OF URMSTON TOWN CENTRE\* Offering well presented spacious family accommodation of approx 1522 sq ft. The ground floor accommodation comprises lounge with 'Inglenook', dining room, kitchen/diner, conservatory plus utility room/downstairs WC and integral garage offering scope for conversion (subject to any necessary consents required). Four well proportioned bedrooms. En-suite bathroom and four piece family bathroom. Excellent off road parking facilities to the front elevation. Delightful enclosed rear garden with raised composite decking, patio and lawned areas with a good degree of privacy and backing onto Urmston Grammar School playing fields. Potential to extend further (subject to any necessary consents required). Situated within walking distance of all town centre amenities, local parks and within catchment for well regarded local primary and secondary school options. Freehold. Virtual Tour Available. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Tiled flooring. Radiator with a decorative cover. Feature entrance door with adjacent side windows.

### Dining Room

With a double glazed bay window to the front elevation. Wood laminate flooring. Wall light points. A coal effect gas fire is set within a most attractive feature fireplace and surround. Radiator.

### Rear Lounge

With a beautiful 'Inglenook' with two double glazed windows to the side elevation and a coal effect gas fire set within a feature fireplace. Further double glazed window to the rear elevation. Radiator.

### Kitchen/Diner

With an excellent range of base and wall cupboard units and quartz working surfaces incorporating a 'Franke' inset set unit with mixer and Quooker instant hot water tap. Space for a Rangemaster cooker with extractor canopy above. Radiator with a decorative cover. Space for an American style fridge/freezer. Integrated dishwasher. Tiled flooring to match the entrance hall. Metro tiled splashbacks. Understairs storage off.

### Utility Room

With a range of base and wall cupboard units and working surfaces. Wall mounted 'Worcester' combination gas central heating boiler. Plumbing for a washer and dryer. Double glazed window and exit door to the side elevation. Door off to:

### Downstairs WC

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

### Integral Garage

With an up and over door with power and light laid on. Offering scope to convert (subject to any necessary consents required).

### Conservatory

Built on at the side elevation of part brick construction with double glazed windows all round and doors out to the rear garden. Accessed via double doors from the kitchen.

## TO THE FIRST FLOOR

### Landing

With a loft access point. The loft space is boarded for storage with power.

### Bedroom (1)

With a double glazed bay window to the front elevation. Range of fitted wardrobes. Radiator. Door off to:

### En-Suite Bathroom

With a suite comprising panelled bath, low level WC and pedestal wash hand basin. A 'Mira' electric shower is installed over the bath with an anti-splash screen fitted. Spotlighting and extractor fan. Radiator. Double glazed window to the rear elevation.

### Bedroom (2)

With a double glazed bay window to the front elevation. Laminate flooring. Radiator. Built in wardrobes with dressing table /desk facility.

### Bedroom (3)

With a double glazed bay window to the rear elevation. Radiator. Range of built in wardrobes with dressing table/desk. Laminate flooring.

### Bedroom (4)

With a double glazed bay window to the front elevation. Laminate flooring. Built in storage. Radiator.

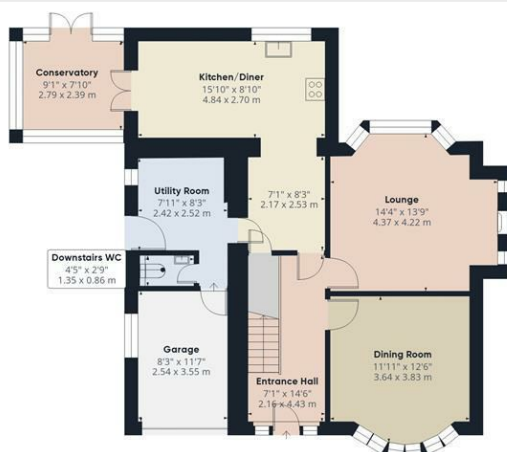
### Bathroom

With a suite comprising panelled bath, wall hung wash hand basin and low level WC. Walk-in shower enclosure. Double glazed window to the rear. Tiled areas. Spotlighting.

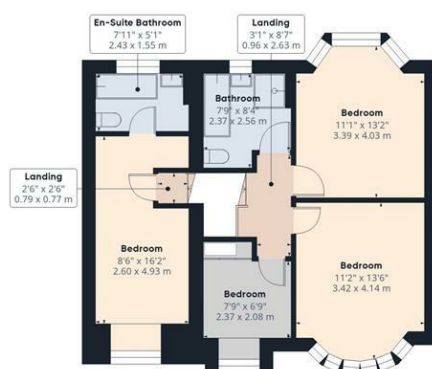
### Outside

To the front elevation are excellent off road parking facilities on a gated driveway. To the rear is an impressive, good sized enclosed garden with lawn, patio and raised decking areas. The rear offers an excellent degree of privacy with a rear outlook over Urmston Grammar playing fields.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1522 ft<sup>2</sup>  
141.4 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

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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