



47 Arundel Avenue  
Urmston M41 6NG  
Offers Over £325,000

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# 47 Arundel Avenue Urmston M41 6NG

Offers Over £325,000

Presented to a high standard throughout, this attractive semi-detached house is available with no onward chain. The property forms part of a well-regarded residential area, well-placed for access to amenities, popular schools for all age groups, and transport network connections.

An entrance hallway leads to a well-proportioned living room, with feature fireplace. To the rear of the house is a stylish contemporary fitted kitchen, with range of integrated appliances and a dining area with sliding doors to the garden.

Upstairs are two double bedrooms, the principal room with fitted wardrobes. A single bedroom/study and a modern bathroom complete the accommodation.

The house stands behind a garden area with a wide block-paved driveway providing generous off-road parking space. A pedestrian gate to the side gives access to an enclosed rear garden which forms an L-shape, with paved seating area and a lawn.

These homes are sought-after and an early internal inspection is recommended in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Refitted Dining Kitchen
- Spacious Living Room
- Modern Bathroom
- Large Driveway
- Gardens
- Popular Location
- No Onward Chain

Entrance Hallway

Living Room  
15'4 x 11'8

Dining Kitchen  
8'8 x 14'8

First Floor Landing

Bedroom One  
13'4 x 8'5

Bedroom Two  
10'8 x 8'5

Bedroom Three  
8'7 x 5'11

Bathroom  
5'10 x 5'5

Externally

Garden to the front with block-paved driveway.

Gated access to side.

Enclosed garden to the rear: Seating area and lawns.

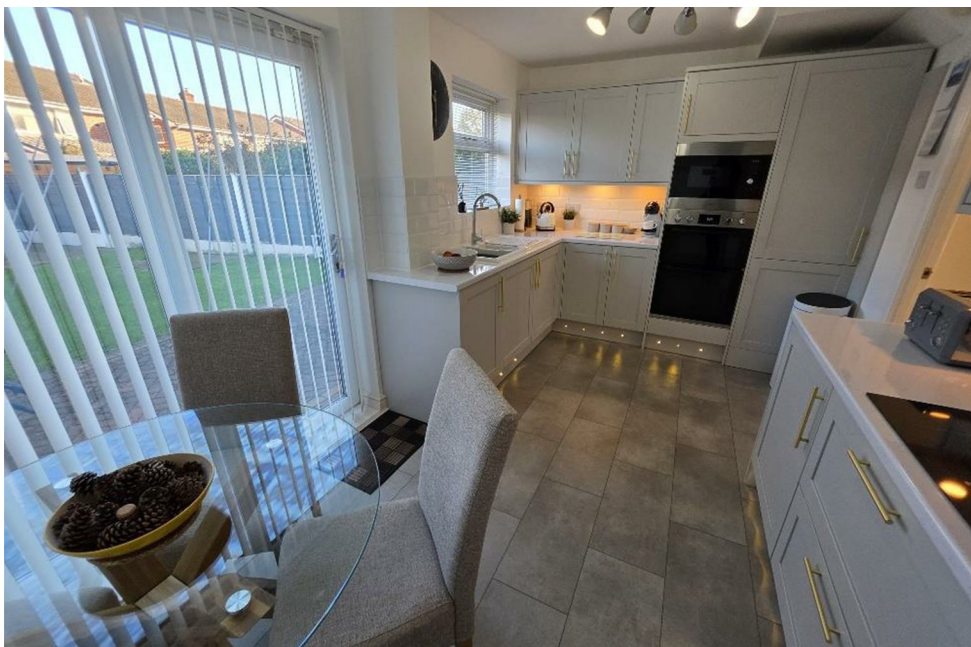
Leasehold Information

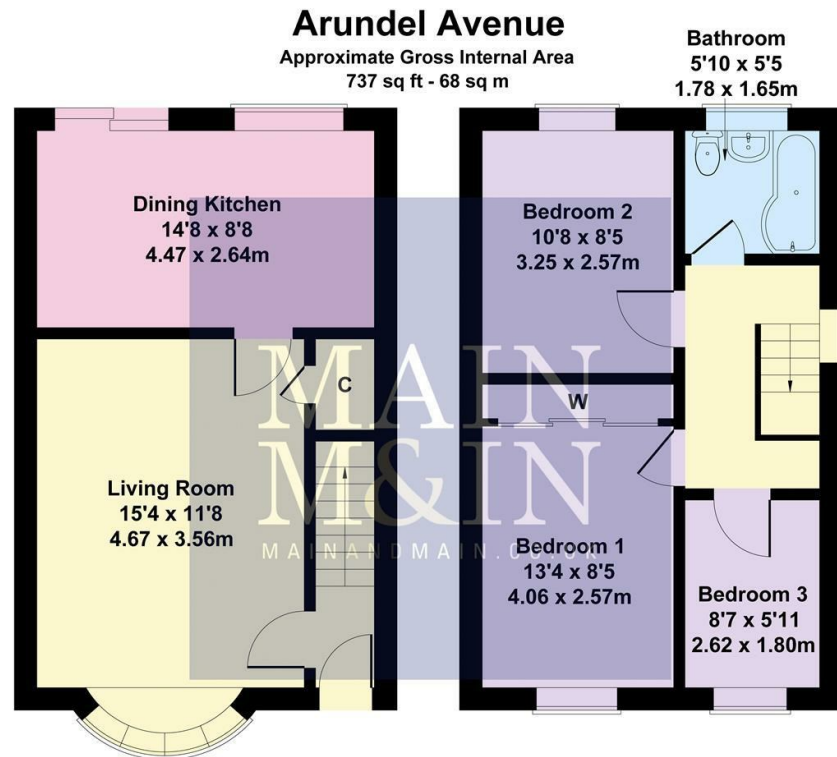
949 years remain on a lease which expires 01/03/2975

Ground Rent: £17 PA

Tenure: Leasehold

Council Tax: Trafford B





**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





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Tenure - To be confirmed with a solicitor at point of sale.  
working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.  
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their  
and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to  
viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

England & Wales		
EU Directive 2002/91/EC		
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 environmentally friendly - higher CO <sub>2</sub> emissions		
85		

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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