

Clevedon Avenue
Urmston
M41 9PR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

22 Clevedon Avenue
Urmston
Trafford
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Offers Over £475,000

A SIGNIFICANTLY EXTENDED FOUR/FIVE BEDROOM SEMI-DETACHED Benefitting from a two storey side extension and full width ground floor extension to provide spacious family accommodation of approx 1250 sq ft. Excellent standard of presentation throughout. Open plan kitchen/diner. Lounge plus sitting room. Ground floor bedroom (5)/study/office with adjacent en-suite shower room. Well appointed family bathroom. Good sized enclosed rear garden with southerly aspect. Situated in a most convenient location within easy reach of local amenities, transport links etc. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Vertical radiator. Laminate flooring to match throughout the ground floor.

Study/Office/Ground Floor Bedroom (5)

With a double glazed bay window to the front elevation. Laminate flooring. Radiator. Door off to:

Shower Room/WC

With a corner shower enclosure with Mira electric shower. Low-level WC and vanity wash hand basin. Extractor fan. Tiled areas. Ladder radiator. Spotlighting.

Lounge

With a double glazed bay window to the front elevation. Wood laminate flooring. Gas fire set within a feature surround. Wall light points. Sliding doors lead into:

Sitting Room

With the double glazed patio doors leading out to the rear garden. Spotlighting. Roof window. Radiator. Spotlighting.

Open Plan 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. Space for a range style cooker and American fridge/freezer. Metro tiled splashbacks. Two radiators. Integrated dishwasher and washing machine. Three roof windows, double glazed widow and double glazed patio doors to the rear ensure this room is flooded with natural light. Wall light points and spotlighting. Understairs storage off.

TO THE FIRST FLOOR

Landing

With the loft access point. The loft space is boarded for storage with drop-down ladder.

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. Laminate flooring. Range of fitted wardrobes.

Bedroom (3)

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

Bedroom (4)

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

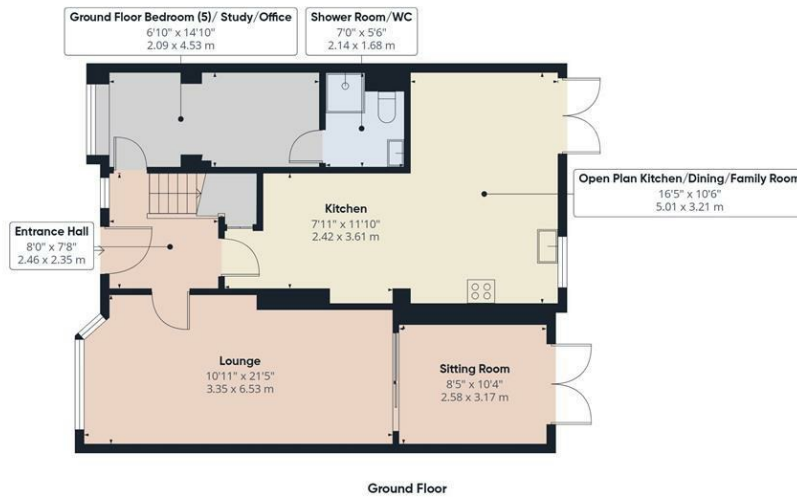
Bathroom

With a suite comprising tile panelled bath, low-level WC and wall hung Vanity wash hand basin. A shower is installed over the bath with an anti splash screen fitted. Spotlighting. Double glazed window to the rear. Ladder radiator. Spotlighting.

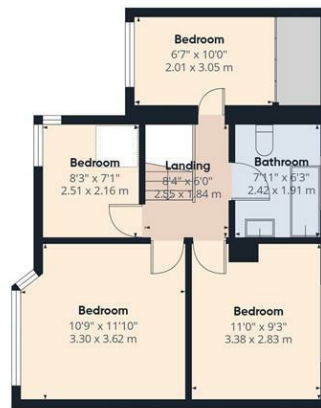
Outside

To the front of the property is a recently installed resin driveway providing an off road parking facility. To the rear is an enclosed garden with paved patio and lawn areas.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1250 ft²
116.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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