



Beech Avenue, Urmston, Manchester, M41

Guide Price: £475,000

Leasehold

Beech Avenue, Urmston, Manchester, M41

Situated on a quiet cul-de-sac in the heart of Urmston, this spacious three-bedroom detached property is offered with no onward chain.

To the front, the home is approached via a driveway which provides access to the up-and-over door leading into the integral garage. A welcoming porch opens into the entrance hall.

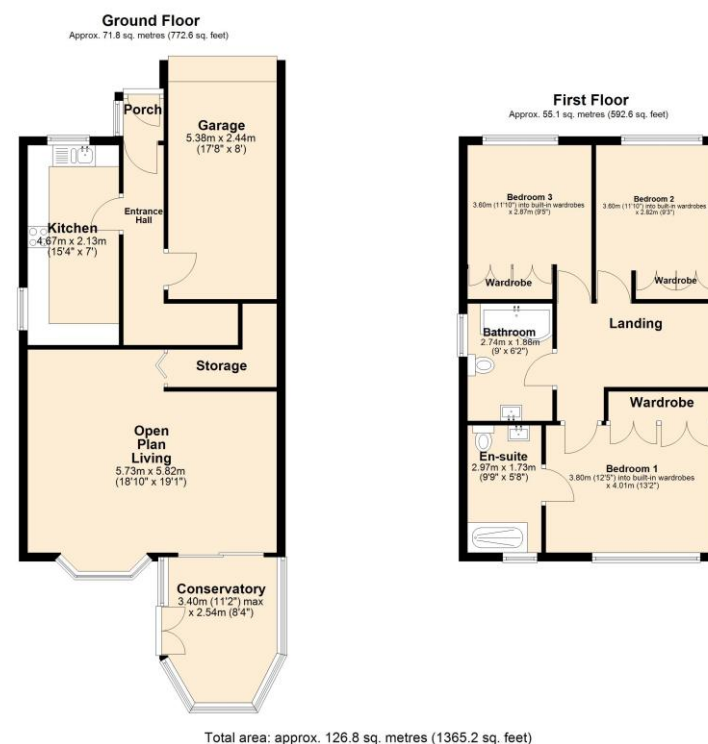
To the right of the hallway sits a modern fitted kitchen, well-equipped with a range of integral units and space for appliances. At the rear of the property, you'll find a bright and spacious living and dining room, complete with a bay window overlooking the garden. Additional storage is provided via a large under-stairs cupboard, while patio doors open into a UPVC conservatory, creating an ideal space for relaxation and entertaining.

The first floor offers three generously sized double bedrooms, all benefiting from fitted wardrobes. The main bedroom enjoys its own en-suite bathroom, while the main family bathroom is fitted with a contemporary suite.

Externally, the rear garden enjoys a desirable westerly aspect, featuring a paved patio area and a well-maintained lawn, perfect for outdoor dining and family enjoyment.

The property is well positioned within Urmston, close to highly regarded schools, excellent transport links, and a variety of local shops, cafés and amenities, making it a fantastic choice for families and professionals alike.

- Leasehold
- 999 years from 25 December 1987
- EPC Grade D
- Council Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.