



**Auburn Drive**  
Urmston  
M41 9LF

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

2 Auburn Drive  
Urmston  
Trafford  
M41 9LF



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## Offers Over £400,000

\*A FREEHOLD THREE BEDROOM LINK-DETACHED PROPERTY\* Occupying a most convenient location within easy reach of the facilities available within Urmston Town Centre. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Fitted kitchen with integrated appliances. Extensive off road parking facilities. Large, double length garage. Well-appointed shower/WC. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available. Approx 1079 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature double glazed entrance door and access to:

### Downstairs WC

With a white suite comprising low-level WC and wash hand basin. Double glazed window to the front.

### Lounge

With a radiator and a coal effect fire set within an attractive feature fireplace. Large double glazed picture window to the front, radiator and a useful understairs storage cupboard off. There's a further radiator of the foot of the stairs that lead to the first-floor rooms.

### Dining Room

with a radiator and a double-glazed picture window to the rear.

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, radiator and two double glazed windows to the rear. Integrated fridge and freezer and a matching cupboard houses the combination gas central heating boiler. Access door to the garage.

## TO THE FIRST FLOOR

### Landing

With a double-glazed window to the side and a loft access point.

### Bedroom (1)

With a radiator and a double glazed window to the front. Good range of fitted wardrobes and storage space with matching dressing table facility.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Fitted wardrobe and storage space.

### Bedroom (3)

With a radiator and a double-glazed window to the front. Built-in wardrobe/storage space.

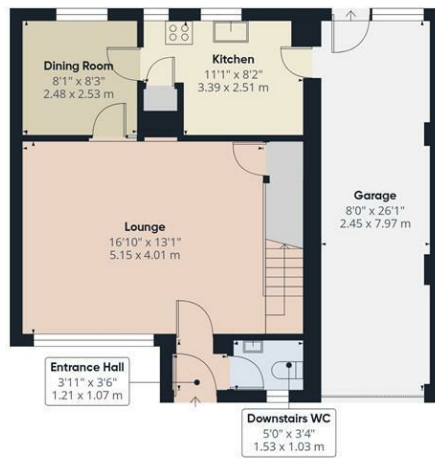
### Shower Room/WC

With a walk-in shower compartment, wash hand basin with storage space below and a low-level WC. Tiled decor, double-glazed windows two elevations and spotlighting is provided. Chrome ladder radiator. Useful linen cupboard off.

### Outside

To the front of the property is an open, lawned garden and a paved driveway that provides extensive off-road parking facilities and gives access to the garage. To the rear is a pleasant, enclosed garden with lawn, patio section and a brick boundary wall to one side. Not directly overlooked from the rear.





Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1079 ft<sup>2</sup>  
100.2 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>                            |                         |           |
| (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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

#### CONTACT

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



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