Wentworth Avenue

Urmston

M41 9DW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

26 Wentworth Avenue
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Trafford
M41 9DW

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£375,000

A WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Situated at the head of a quiet cul-de-sac. Occupying an excellent sized plot with an easterly rear aspect. Through lounge/dining room plus Sun Room. Breakfast kitchen plus useful ground floor WC and utility room adjacent. Beautifully appointed bathroom. Approx 757 sq ft plus outside storage. Excellent off road parking to the front plus additional gated parking area to the rear. Delightful enclosed rear garden with brick BBQ, raised decking, patio and lawned areas with mature borders, fruit trees etc. Really useful outside storage suitable for a variety of uses. Freehold. Situated within walking distance of Abbotsfield Park, Chassen Road Train Station, local shops and a short stroll to the facilities available within Urmston Town Centre. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Tiled flooring. Radiator. Built in meter cupboard. Entrance door and adjacent side window.

Through Lounge/Dining Room
With a double glazed window to the front. Gas coal effect fire set within the chimney breast. Radiator. Double glazed doors open into:

Sun Room
Built on at the rear of the property with double glazed units all round and with a double glazed sliding door to the rear decking and garden area.

Breakfast Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Metro tiled splash backs. Gas cooker and space for fridge/freezer. Cupboard off where the Main combination gas central heating boiler is located. Double glazed window to the rear. Door off to:

Utility Room
With cupboard unit and plumbing for a washer. Double glazed exit door to the rear with adjacent side window. Door off to:

Downstairs WC
With a low level WC and wash hand basin with tiled splash back. Double glazed window to the front.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a double glazed window to the front. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the front. Radiator.

Bathroom
With a suite comprising panelled bath, Vanity wash hand basin, low level WC and walk in corner shower enclosure. Contemporary tiling. Chrome ladder radiator. Double glazed window to the rear. Extractor fan.

Outside
The property has excellent off road parking to the front with an additional gated parking area to the rear. The rear garden is fully enclosed with raised decking, brick BBQ, pergola, paved and lawned arears. Well stocked borders, fruit trees etc. The rear garden has an easterly aspect. Detached storage building suitable for a variety of uses and offering potential for upgrade/conversion (subject to any necessary consents required).

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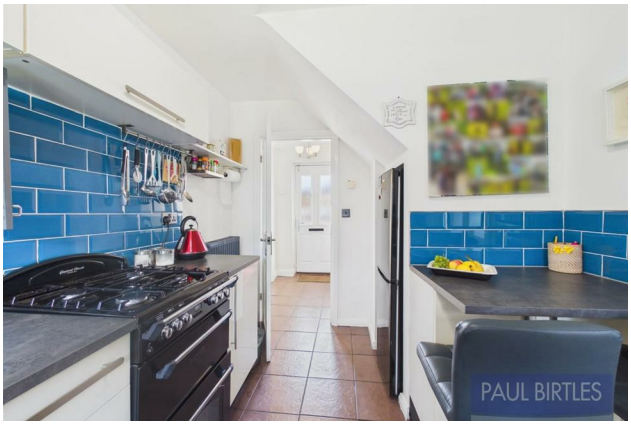
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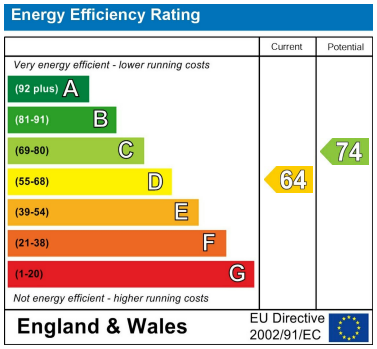

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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