



Royal Avenue
Urmston
M41 9JW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

10 Royal Avenue
Urmston
Trafford
M41 9JW



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£365,000

NO ONGOING VENDOR CHAIN *SITUATED IN THE HEART OF URMSTON TOWN CENTRE WITH ALL AMENITIES/TRAIN STATION ETC WITHIN WALKING DISTANCE* A well presented three bedroom extended semi-detached property providing approx 789 sq ft of accommodation plus a detached garage and further workshop/store in the garden. Lounge/dining room, useful downstairs WC plus an extended kitchen. Well appointed bathroom. Delightful enclosed rear garden. Excellent off road parking to the front, carport to the side and detached garage. Occupying a peaceful cul-de-sac location. Must be viewed to be appreciated. Potential to extend (subject to any necessary consents required). Suitable for a variety of purchasers. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part brick construction with double glazed units all round and tiled flooring.

Entrance Hall

With laminate flooring, radiator and fitted meter cupboards. Stairs off to the first floor rooms. Door off to:

Downstairs WC

With a low-level WC and corner wall hung wash hand basin. Radiator and tiled areas. Window to the side elevation.

Dining Room

With a double glazed bay window to the front elevation. Radiator. Built-in shelving and storage to alcoves. Open to:

Rear Lounge

With a radiator and a most attractive coal effect gas fire set with a feature fireplace with marble hearth. Double glazed sliding patio doors lead out to the rear garden.

Extended Kitchen/Utility

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. Plumbing for a washer. Wall mounted 'Baxi' combination gas central heating boiler. Double glazed windows to the rear and side elevations and exit door to outside. Plumbing for a dishwasher and plumbing for a washing machine. Tiled flooring and Metro tiled splashbacks.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes and dressing table facility.

Bedroom (2)

With a double glazed window to the rear. Radiator. Built-in storage cupboard. Loft access point. The loft space is boarded for storage with drop down ladder and has a light.

Bedroom (3)

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

Bathroom

With a panelled bath, pedestal wash hand basin and low-level WC. Tiled areas. Extractor fan. 'Mira' shower over the bath with a rail and curtain fitted.

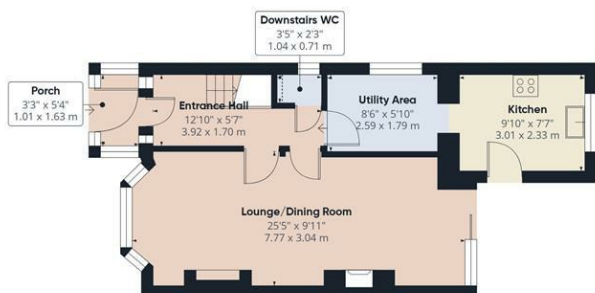
Outside

To the front is an off-road parking facility on a brick block paved driveway. There is a carport to the side leading to a detached garage. The rear garden is fully enclosed with decorative stone, paved areas and raised timber sleeper flower beds. Additional workshop/storage to the rear of the garden.

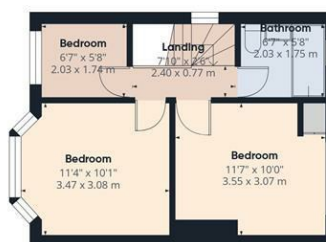


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1012 ft²
94 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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