



PAUL BIRTLES

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Urmston
M41 9DH

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Offers Over £450,000

AN ATTRACTIVE FOUR BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY SITUATED IN A PEACEFUL CUL-DE-SAC LOCATION OFF CHURCH ROAD Presented in immaculate condition throughout and offering family accommodation of approx 1195 sq ft. Two separate reception rooms. Useful integral garage offering scope for conversion (subject to any necessary consents required). En-suite to master bedroom. Fitted furniture to all bedrooms. Beautifully appointed bathroom. Enclosed garden area to the rear and side elevations with a westerly aspect. Excellent off road parking facility. Situated in a most convenient location within easy reach of local amenities, transport links, Chassen Park and facilities available within Urmston Town Centre. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Wood flooring.

Dining Room

With a double glazed bay window to the front elevation. Feature recess within the chimney breast. Wood flooring. Fitted plantation shutters. Radiator.

Rear Lounge

With a double glazed patio doors out to the rear garden with adjacent side windows in the rear bay. Wood burner inset within a feature recess within the chimney breast. Wall light points.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Range style cooker in situ with extractor canopy above. Tiled splashbacks. Plumbing for a washer. Double glazed window to the rear and exit door to the rear garden.

Integral Garage

With an up and over door and working surface. Wall mounted 'Worcester' combination gas central heating boiler. Power and light laid on. Offering potential for conversion (subject to any necessary consents required).

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is boarded for storage with power and light laid on with a drop down ladder.

Bedroom (1)

With a double glazed bay window to the front elevation. Range of fitted wardrobes. Radiator. Door off to:

En-Suite Shower Room/WC

With a walk-in shower enclosure, low level WC and pedestal wash hand basin. Loft access point. Spotlighting. Extractor fan. Chrome ladder radiator. Double glazed window to the rear. Tiled areas.

Bedroom (2)

With a double glazed bay window to the front elevation. Excellent range of fitted wardrobes. Spotlighting. Radiator.

Bedroom (3)

With a double glazed window to the rear. Range of fitted wardrobes with sliding doors.

Bedroom (4)

With a double glazed window to the front elevation. Range of fitted wardrobes. Radiator.

Bathroom

With a panelled bath, separate walk-in shower enclosure and Vanity wash hand basin/low level WC combined. Radiator. Tiled areas. Spotlighting. Double glazed window to the rear.

Outside

To the front of the property are excellent off road parking facilities available on a brick block driveway. To the side and rear is an enclosed garden with patio and artificial grass areas. Side access door into the garage.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 28/01/1933, subject to an annual ground rent of £5. (Not collected).



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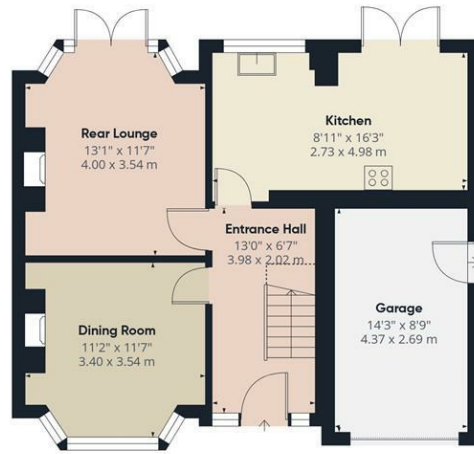
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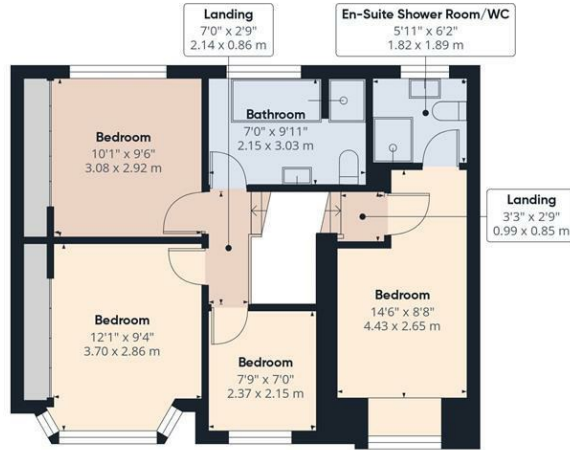
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Ground Floor



Floor 1



Approximate total area¹⁾
 1195 ft²
 111.1 m²

Reduced headroom
 11 ft²
 1.1 m²

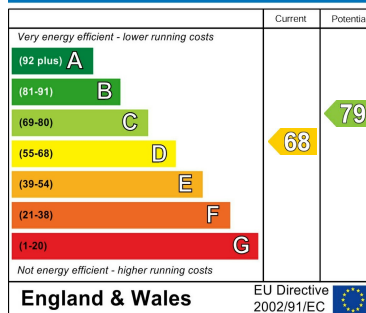
(1) Excluding balconies and terraces

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



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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