Beech Avenue

Trafford

M41 9DA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

33 Beech Avenue
Urmston
Trafford
M41 9DA

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£450,000

NO ONGOING VENDOR CHAIN An immaculately presented three double bedroom/two bathroom detached property situated in a most convenient cul-de-sac location off Church Road. Refurbished in recent times with contemporary fitted kitchen and well appointed bathrooms. En-suite to master bedroom. Offering spacious family accommodation of approx 1257 sq ft. Integral garage offering scope to convert (subject to any necessary consents required). Good sized enclosed rear garden with a westerly aspect. Situated within easy reach of the facilities available within Urmston Town Centre. Freehold. Must be viewed to be appreciated. Virtual Tour Available. EPC Rating: D.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator. Door off to:

Integral Garage
With an up and over door, power and light laid on. Wall mounted Baxi combination gas central heating boiler. (Boiler installed 28/04/2023). The garage offers scope for conversion, subject to any necessary consents required.

Kitchen
With a range of base amd wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Double glazed windows to the front and side elevations. Cooke and Lewis electric hob with extractor canopy above. Plumbing for a washer. Built-in Beko oven/grill. Space for fridge freezer. Tiled splashbackd. Radiator. Spotlighting.

Lounge/Dining Room
With a double glazed bay window to the rear elevation. Two feature light points. Two radiators. Useful under stairs storage cupboard off. Double glazed sliding doors lead into:

Conservatory
Built on at the rear with double glazed units all around and exit door to the rear patio and garden beyond.

TO THE FIRST FLOOR

Landing
With a loft access point. Double glazed window to the side on the stairs.

Bedroom (1)
With a double glazed window to the rear. Radiator. Range of fitted wardrobes with mirror fronted side door doors. Door off to:

En-Suite Shower Room/WC
With a large walk-in shower and vanity wash hand basin/low-level WC combined. Chrome ladder radiator. Spotlighting. Extractor fan. Double glazed windows to the rear.

Bedroom (2)
With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes with mirror fronted concertina doors.

Bedroom (3)
With a double glazed windows the front elevation. Radiator. Range of fitted wardrobes.

Bathroom
With a 'P 'shaped bath, vanity wash hand basin with storage below and low-level WC. A shower is installed over the bath with an anti-splash screen fitted. Tile panel decor. Spotlighting. Extractor fan. Chrome ladder radiator. Double glazed window to side elevation.

Outside
To the front of the property is an off road parking facility. To the rear is a enclosed rear garden with lawn and patio areas with mature borders.

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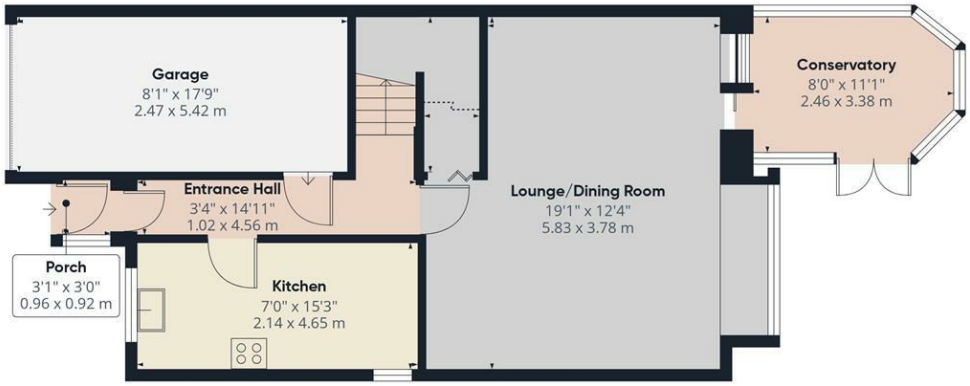
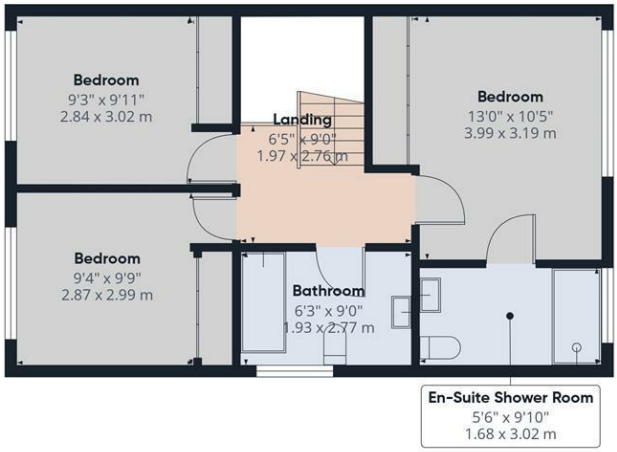


Ground Floor



Floor 1

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Approximate total area(1)

1257 ft²

116.8 m²

Reduced headroom

14 ft²

1.3 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.

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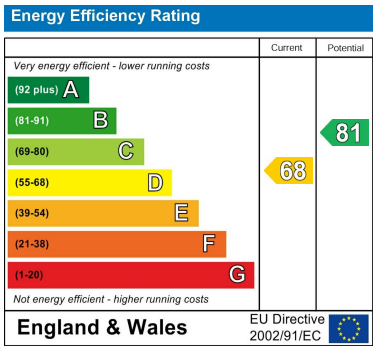

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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