



Scholfield Avenue
Urmston
M41 9NQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

5 Scholfield Avenue
Urmston
Trafford
M41 9NQ



£495,000

A DETACHED THREE BEDROOM BUNGALOW WITH A DETACHED ANNEXE WITHIN THE GROUNDS THAT OFFER SELF-CONTAINED ACCOMMODATION COMPRISING OPEN PLAN KITCHEN/LIVING AREA, BEDROOM AND BATHROOM Occupying a really generous plot in a most convenient location directly off Stretford Road. Excellent standard of presentation and accommodation of approx 1776 sq ft. Extensive off road parking facilities and generous gardens with a southerly rear aspect. Gas central heating system and double glazing. Large conservatory built on with recently installed roof to provide year round use. Useful loft room. Has to be viewed to be fully appreciated. Freehold. Virtual Tour Available.

Entrance Hall

With a radiator, exposed stripped floorboards and a cupboard that houses the combination gas central heating boiler. The boiler was installed September 2024. Radiator. Storage cupboard off.

Wet Room

With a walk-in shower with anti splash screen fitted, pedestal wash hand basin and low level WC. Fully tiled. Chrome ladder radiator. Double glazed window to the side elevation. Extractor fan. Spotlighting.

Bedroom (1)

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

Bedroom (2)

With a double glazed window to the side elevation. Radiator. A staircase leads off to:

Loft Room

With roof window. The current vendors utilise as a bedroom but suitable for a variety of uses.

Bedroom (3)

With double glazed windows to two elevations. Radiator. Spotlighting.

Lounge

With exposed floorboards, double glazed window to the side elevation and radiator. A feature of this room is a most attractive coal effect gas fire with tiled inserts and feature surround.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Oven/grill built-in in and gas hob with extractor canopy. Tiled splashbacks. Central island unit. Space for appliances. Double glazed window to the side elevation. Double glazed doors lead into:

Conservatory

Built on at the rear of part brick construction with double glazed units all round. Underfloor heating. Two Velux windows. Spotlighting. The roof was replaced in 2023 to a fully insulated one now making this room suitable for year round use.

Outside

The bungalow stands within a really generous, fully enclosed plot. There are extensive off road parking facilities to the front for multiple vehicles on a concrete imprinted driveway.

To the rear is an excellent sized enclosed garden with concrete imprinted patio areas, artificial grass and lawned areas. The rear benefits from a southerly aspect.

Detached Annexe

With accommodation comprising:

Living/Dining/Kitchen

With double glazed windows and doors. The kitchen area has a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Freestanding cooker and extractor canopy. Tiled splashbacks, wood burner and spotlighting.

Bedroom

With a fitted wardrobe, double glazed window to the side elevation and storage cupboards. Door off to:

Bathroom

With a white suite comprising shower, Vanity wash hand basin and a low level WC. Tiled decor, extractor fan and spotlighting. Chrome ladder radiator. Cupboard off with plumbing for a washer.

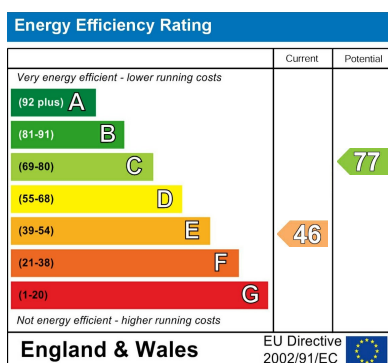






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