



Richmond Avenue  
Trafford  
M41 0XX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Richmond Avenue  
Urmston  
Trafford  
M41 0XX



## Offers Over £275,000

\*EXCELLENT STANDARD OF PRESENTATION\* A two double bedroom mid terraced property situated in a most convenient location within easy reach of the many, varied facilities available within Urmston Town Centre. Much improved in recent years and now offering move-in ready accommodation of approx 930 sq ft. Fully fitted kitchen with integrated appliances. Beautifully appointed bathroom. Spacious front lounge with feature fireplace. Enclosed garden to the rear with westerly aspect. Must be viewed to be appreciated. Freehold. Suitable for a variety of purchasers. Virtual Tour Available. No ongoing vendor chain.

### TO THE GROUND FLOOR

#### Porch

To:

#### Lounge

With stairs off to first floor rooms. Tiled flooring. Radiator. Double glazed bay window to front elevation. A most attractive living flame gas fire is set within the chimney breast. Wall light point.

#### Kitchen/Diner

A superb kitchen/diner with an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Tiled splashbacks and flooring. AEG induction hob with extractor above. Built in AEG self cleaning oven and microwave. Integrated appliances comprise fridge/freezer, dishwasher and washing machine. Base board LED lighting. Spotlighting. Vertical radiator. Cupboard off where the Ideal combination gas central heating boiler is located. Double glazed window to the rear and door off to:

#### Conservatory

Built on at the rear with double glazed units all round and exit door to the garden. Laminate flooring. Radiator. Wall light point.

### TO THE FIRST FLOOR

#### Landing

With a loft access point. A drop down ladder provides access to:

#### Loft Room

An upgraded loft space with power and light laid on with a radiator. Double glazed windows to the rear. The current vendors have utilised for storage and playroom.

#### Bedroom (1)

With a double glazed bay window to the front and further double glazed window. Vertical radiator and range of fitted wardrobes and dressing table facility.

#### Bedroom (2)

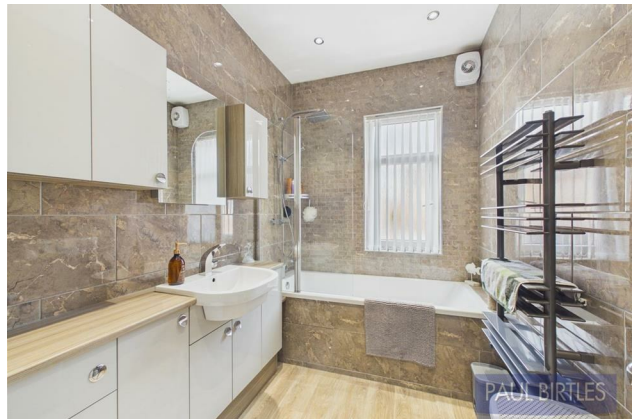
With a double glazed window to the rear. Radiator.

#### Bathroom

A beautifully appointed bathroom with suite comprising tile panelled bath and low level WC/vanity wash hand basin combined. Double glazed window to the rear. LED mirror. Spotlighting. Extractor fan. Contemporary tiling to walls. A shower is installed over the bath with an anti splash screen fitted.

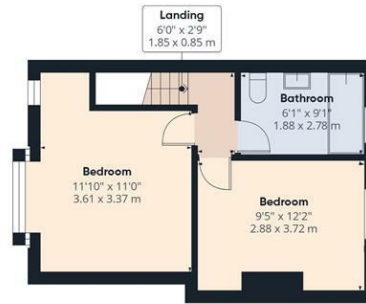
#### Outside

A delightful enclosed garden with composite raised decking and artificial grass. Rear access gate. Westerley aspect.

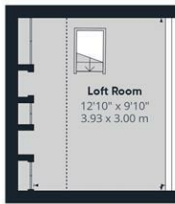




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**  
 930 ft<sup>2</sup>  
 86.4 m<sup>2</sup>

**Reduced headroom**  
 36 ft<sup>2</sup>  
 3.3 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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