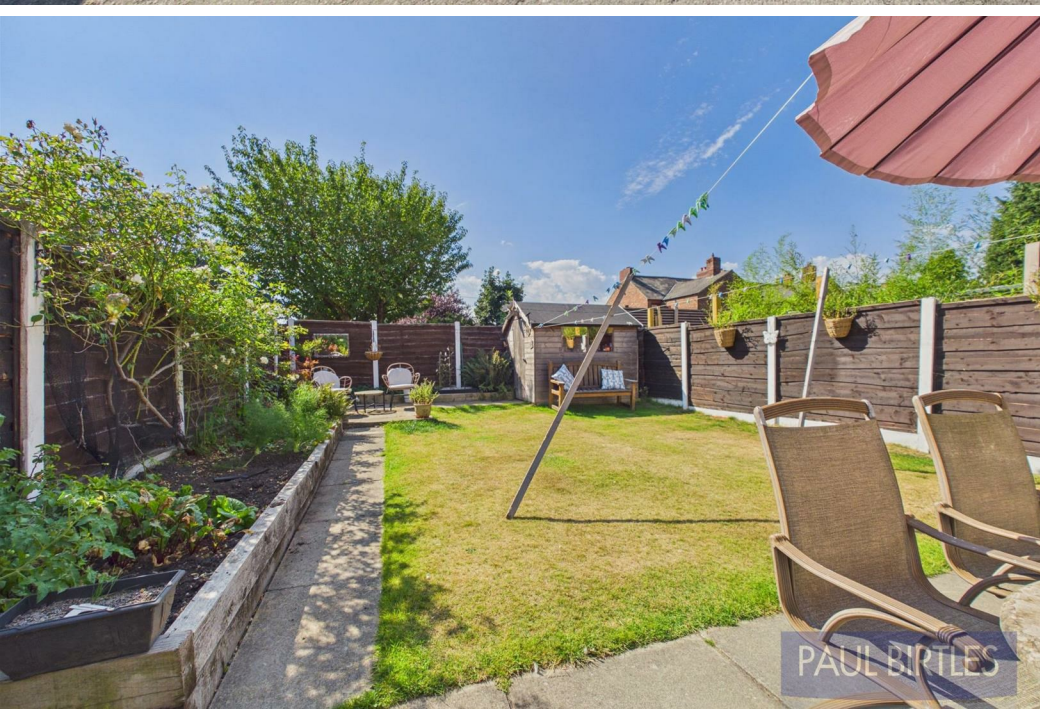




Dorclyn Avenue
 Urmston
 M41 9BF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

1 Dorclyn Avenue
Urmston
Trafford
M41 9BF



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£400,000

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY BENEFITTING FROM A FULL WIDTH GROUND FLOOR EXTENSION TO PROVIDE AN OPEN PLAN KITCHEN/DINER
Accommodation of approx 1155 sq ft.
Separate lounge and utility room. At first floor level there are three bedrooms, bathroom and fixed staircase from the landing to the loft room. Off road parking to the front. Delightful enclosed rear garden with a southerly aspect. Positioned on a cul-de-sac located off Ashfield Road. Within easy reach of the town centre amenities, walking distance to train station and good access to Motorway network. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Engineered wood flooring. Feature entrance door with adjacent side windows with leaded lights and stained glass inserts.

Lounge

With a double glazed bay window to the front elevation. Radiator. Within a feature recess within the chimney breast is a gas fire.

Dining Room

With a wood burner inset within a recess within the chimney breast with tiled hearth. Engineered wood flooring. Radiator. Open to:

Open Plan Kitchen/Diner

With a range of base and wall cupboard units and granite working surfaces with a one and half bowl inset sink unit. Neff oven and grill. AEG induction hob with extractor canopy. Integrated dishwasher and fridge/freezer. Spotlighting. Tiled flooring. Double glazed window to the rear and double glazed patio doors with adjacent side windows lead out to the rear patio and garden beyond.

Utility Room

With a single drainer stainless steel sink unit. Range of base and wall cupboard units. Double glazed window and exit door to the side elevation. Tiled flooring. Plumbing for washer. Understairs storage off where the 'Baxi' combination gas central heating boiler. (Installed May 2025).

TO THE FIRST FLOOR

Landing

With a feature window to the side elevation with encapsulated stained glass. Loft access point with a fixed staircase. The loft has been upgraded with two roof windows, fitted storage and carpet with eaves storage and a radiator.

Bedroom (1)

With a double glazed bay window to the front elevation. Fitted seating to the bay area. Spotlighting. Radiator.

Bedroom (2)

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

Bedroom (3)

With double glazed window to the front elevation. Radiator.

Bathroom

With a white suite comprising panelled bath, low level WC, bidet and pedestal wash hand basin. Tiled areas. Radiator. A shower is installed over the bath with rail and curtain fitted.

Outside

To the front is an off road parking facility on a block paved driveway. To the rear is an enclosed garden with lawned and paved patio areas with mature borders and benefitting from a southerly aspect.



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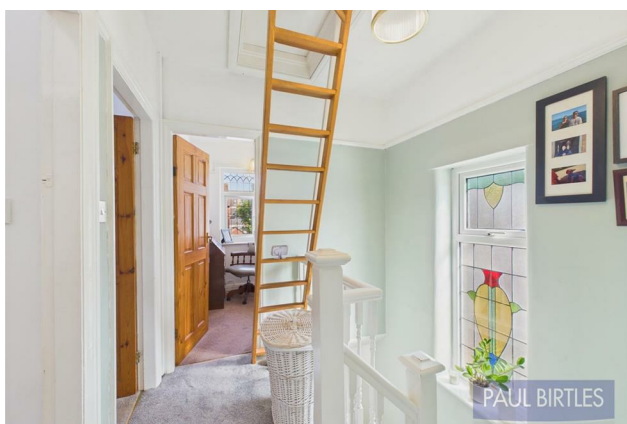
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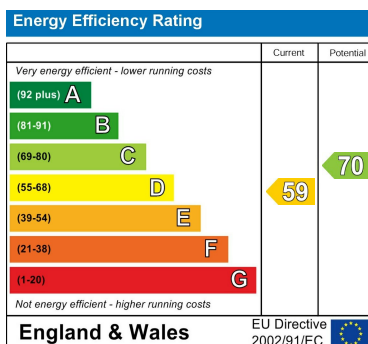
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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour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