



Ballater Avenue
Urmston
M41 6HW



4 Ballater Avenue
Urmston
Manchester
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Offers Over £450,000

OCCUPYING A SOUGHT AFTER CUL-DE-SAC LOCATION Easy access to the facilities available in Urmston Town Centre. A post-war built three bedroom detached property. Porch-Hall-Extended Lounge-Kitchen/Dining Room and Downstairs WC. Bathroom/WC. Gas central heating system-combination boiler. Double glazed windows. Lovely, private enclosed rear garden. Off road parking and large attached brick garage. Scope for buyers to put their own stamp on a property. No ongoing vendor chain. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With double glazed double doors and a quarry tiled floor. Access to:

Entrance Hall

With a radiator and stairs leading off to the first floor rooms with a storage cupboard off.

Cloakroom off also. Access to:

Downstairs WC

With a low level WC and wash hand basin. Window to the front and tiled decor.

Extended Rear Lounge

With an open feature fireplace, two radiators and a double window to the rear overlooking the garden.

Kitchen/Dining Room

With a single drainer stainless steel sink unit and a range of cupboard units and working surfaces. Cooker, washing machine and fridge/freezer. Tiled areas, double glazed window to the front and further double glazed window to the rear overlooking the garden. The 'Worcester' combination gas central heating system is located here and there's a stable door to outside.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Loft access point. Substantial linen cupboard off.

Bedroom (1)

With a radiator and a double glazed window to the rear. Built in wardrobe/storage cupboard off.

Bedroom (2)

With a radiator and a double glazed window to the rear. Built in wardrobe/storage cupboard off.



Bedroom (3)

With a radiator and a double glazed window to the front. Range of fitted wardrobes/storage space.

Bathroom (Shower only at present)

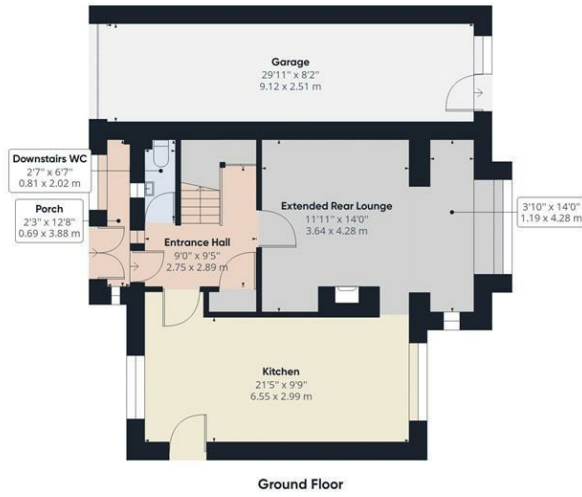
With a walk-in shower, pedestal wash hand basin and low level WC. There are two double glazed windows to the front, tiled decor and heated towel rail/radiator.



Outside

To the front of the property is a garden area and a driveway for off road parking that provides access to a large ATTACHED BRICK GARAGE with an up and over door. To the rear is a delightful, fully enclosed garden that offers a good degree of privacy.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1348.41 ft²
125.27 m²

Reduced headroom

0.79 ft²
0.07 m²

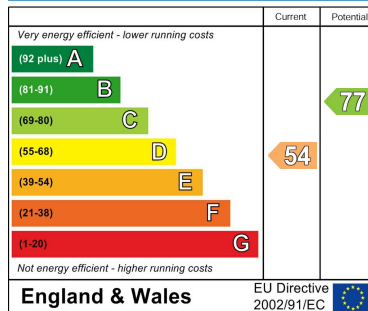
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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