



Carisbrook Avenue
Manchester
M41 9DF

£330,000



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

7 Carisbrook Avenue
Urmston
Manchester
M41 9DF

TO THE GROUND FLOOR

Entrance Hall

With a feature 'Rock' entrance door. Radiator with a decorative cover, stairs leading off to the first floor rooms and open to dining room.

Lounge

With a double glazed bay window to the front with fitted Plantation shutters in situ. Radiator with a decorative cover. Feature fireplace, with surround and contemporary lighting. Double doors lead through to:

Dining Room

With a recently installed 'Esse' multi fuel burner with tiled inserts, wooden mantel and feature lighting. Double glazed patio doors lead out to the rear decking area and courtyard beyond. Radiator with a decorative cover. Storage under the stairs and door off to:

Kitchen

With a one and a half bowl stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating a 'Neff' oven, gas hob and extractor above. Tiled splashbacks. Double glazed window to the rear. Spot lighting and undercounter lighting provided. Cupboard off housing the recently installed (2020) 'Main' combination gas central heating boiler. Plumbing for a washer provided and space for fridge/freezer. Wine cooler.

TO THE FIRST FLOOR

Landing

With loft hatch off to access the LOFT STORAGE ROOM.

Bedroom (1)

With a double glazed bay window to the front and a further double glazed window providing ample natural light. Radiator with a decorative cover. Fitted drawers to alcove.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator with a decorative cover.

Bathroom

With a four piece bathroom suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment and an entirely separate walk-in shower enclosure with mixer shower. Chrome ladder radiator. Tiled flooring and walls. Spot lighting. Two double glazed windows to the rear.

Loft Storage Room

Currently providing excellent storage facilities but could be further enhanced, subject to any necessary consents. Power and light laid on.

Outside

To the front is a walled forecourt area. To the rear is a enclosed courtyard style garden with decking and a southerly aspect. Not overlooked to the rear.

Additional Information

The tenure of the property is FREEHOLD.







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Approximate total area[®]

943 ft²
87.61 m²

Reduced headroom

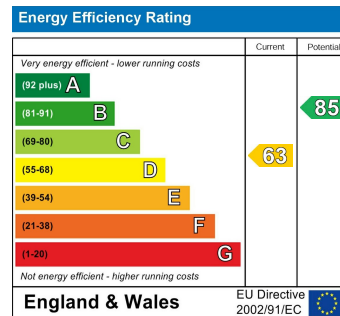
13.55 ft²
1.26 m²

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



DIRECTIONS

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E:
info@paulbirtlesestateagents.co.uk
T: 0161 747 9095
www.paulbirtlesestateagents.co.uk



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Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF