



Cornhill Avenue
Urmston
M41 5SY

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

8 Cornhill Avenue
Urmston
Manchester
M41 5SY



Offers Over £375,000

SITUATED IN A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE, URMSTON GRAMMAR AND URMSTON SPORTS CLUB An inter-war built three bedroom semi-detached property that benefits from ground floor, rear extensions. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Two separate reception rooms plus a large fitted kitchen with integrated appliances. Well appointed bathroom (shower only at present). Gardens to the front and rear. Off road parking facilities. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.

TO THE GROUND FLOOR

Recessed Porch

To:

Entrance Hall

With a feature entrance door and side panels. Radiator, meter cupboard and stairs leading off to the first floor rooms.

Dining Room

With a radiator and a double glazed bay window to the front. Wall mounted gas fire.

Extended Lounge

With a radiator and double glazed doors and side panels out to the rear garden. Contemporary fire.

Extended Kitchen

With a single drainer stainless steel sink unit and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge/freezer, washing machine and dishwasher. There are double glazed windows to two elevations, a double glazed stable door to outside and two ladder radiators. Tiled areas and an additional circular sink. Useful understairs area off where the 'Worcester' combination gas central heating boiler is located.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side.

Bedroom (1)

With a radiator and a double glazed bay window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear. Loft access point.

Bedroom (3)

With a radiator and a double glazed window to the front.



Bathroom (Shower only at present)

With a walk-in shower, wash hand basin with storage below and a low level WC. Tiled decor, two double glazed windows to the side and a chrome ladder radiator. Spot lighting, extractor fan and fitted storage.

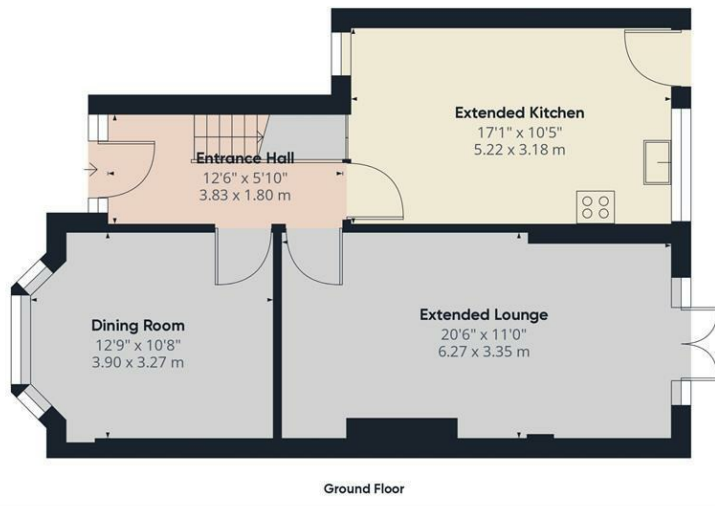
Outside

To the front of the house is a lawned garden and a driveway for off road parking. To the rear is an enclosed, lawned garden with a timber storage shed.

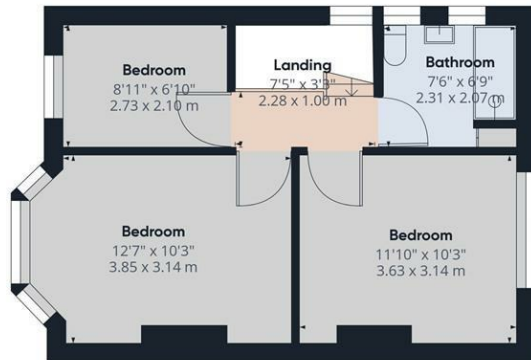
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 04/07/1929, subject to an annual ground rent of £5.





Ground Floor



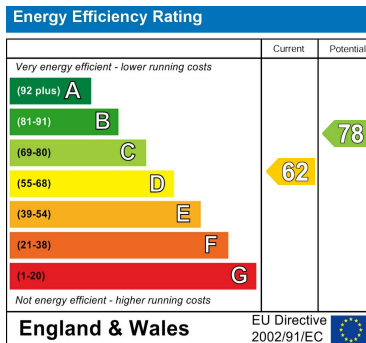
Floor 1

Approximate total area⁽¹⁾
1024.25 ft²
95.16 m²

(1) Excluding balconies and terraces

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

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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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