



Lime Avenue  
Urmston  
M41 5DE

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

28 Lime Avenue  
Urmston  
Manchester  
M41 5DE



## Offers Over £350,000

\*A SUPERBLY PRESENTED THREE BEDROOM EXTENDED MID TERRACED PROPERTY BACKING ONTO ABBOTSFIELD PARK\* Spacious open plan kitchen/dining/living room with Crittal doors opening to a south-westerly facing rear garden. Occupying a sought after location within easy walking distance of the facilities available within Urmston Town Centre. Well appointed recently installed family bathroom. Quality fittings throughout. Must be viewed to be appreciated. 965 sq ft approx.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Feature entrance door to the front and useful understairs storage/coats area with a further storage cupboard off. Wood laminate flooring.

### Lounge

With a double glazed window to the front. Radiator. Feature fireplace with coal effect gas fire. Built in storage either side of the chimney breast. Picture rail and coving.

### Open Plan Kitchen/Dining/Living Space

A light and spacious open plan kitchen/dining/living space. In the kitchen section is an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a one and a half bowl Villeroy & Boch inset sink unit with mixer tap. Oven, induction hob with extractor above. Contemporary herringbone tiled splashbacks. Integrated appliances comprise fridge/freezer, dishwasher and washing machine. Cupboard off housing the combination gas central heating boiler. Further breakfast bar facility with power points. Spotlighting. In the dining/living section is a multi fuel burning stove with stone hearth and wooden mantel. Fitted storage either side of the chimney breast. Wood laminate flooring. Critall double doors lead out to the rear garden. Further Crittal style double glazed window. This bright room is further enhanced by two Velux windows.

## TO THE FIRST FLOOR

### Landing

To:





### **Bedroom (1)**

With a double glazed window to the rear. Radiator. Recently installed fitted wardrobes either side of the chimney breast. Decorative period style fireplace. Picture rail.



### **Bedroom (2)**

With a double glazed window to the front. Radiator. Picture rail.

### **Bedroom (3)**

With a double glazed window to the front. Radiator.

### **Bathroom**

A superbly appointed recently installed bathroom with panelled bath, counter top sink unit with storage below. Contemporary tiling. Shower over the bath with Victorian Style brass fittings and black grid style anti-splash screen fitted. Double glazed window to the rear.



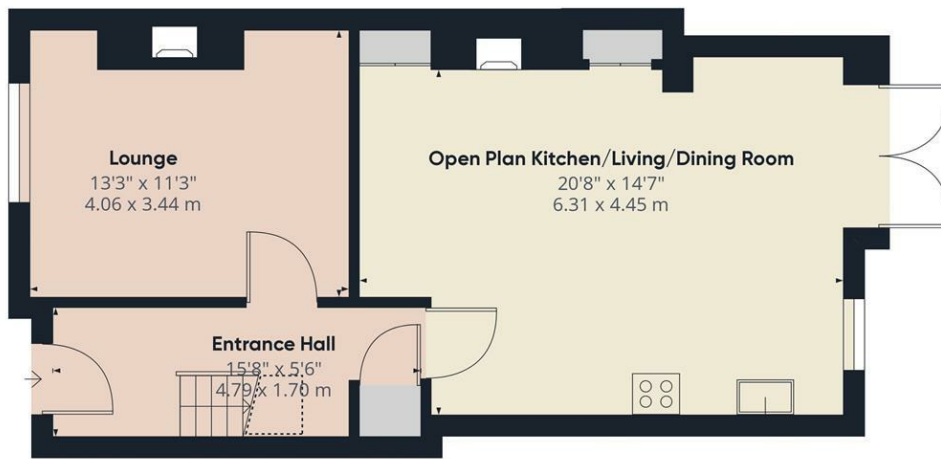
### **Outside**

To the front is an enclosed forecourt area. To the rear is a superbly landscaped garden with composite decking, artificial grass, pergola/seating area and porcelain tile patio. Beyond the rear access gate is a store useful for bikes, recycling bins etc.

### **Additional Information**

The tenure of the property is FREEHOLD, subject to a rent charge of £ per annum.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

964.81 ft<sup>2</sup>  
89.63 m<sup>2</sup>

Reduced headroom

9.58 ft<sup>2</sup>  
0.89 m<sup>2</sup>

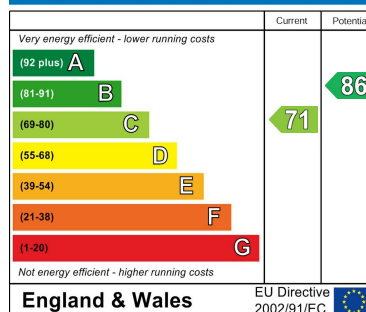
(1) Excluding balconies and terraces

☒ 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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