



Primrose Avenue
Urmston
M41 0TY

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

8 Primrose Avenue
Urmston
Manchester
M41 0TY



£550,000

TOWN CENTRE LIVING A spacious four double bedroom end terraced property situated in the heart of Urmston Town Centre. Presented in excellent condition throughout and offering spacious family accommodation of approx 1540 sq ft. Two separate reception rooms plus kitchen/diner. Useful storage cellar. Well appointed family bathroom plus separate larger than average WC. Four well proportioned bedrooms. Enclosed rear garden with a southerly aspect. Off road parking facility to the front. Must be viewed to be appreciated. Adjacent to Greenfield Church. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door. Radiator. Stairs lead off to the first floor rooms and further door off to the cellar. Exposed floorboards.

Lounge

With an angled bay window to the front elevation. Radiator. Open feature fireplace with surround.

Dining Room

With a double glazed window to the rear. Radiator.

Kitchen/Dining Room

A superb kitchen/diner with an excellent range of base and wall cupboard units with working surfaces incorporating a one and a half bowl ceramic inset sink unit with mixer tap. Double oven, five ring gas hob and integrated dishwasher. Space for fridge/freezer and plumbing for a washer and dryer. Tiled splashbacks. Spotlighting. LVT flooring. Two double glazed windows to the side elevation, double glazed exit door to the side and patio doors with adjacent windows lead out to the rear garden. With the rear garden having a southerly aspect, this room provides a bright and kitchen/dining space of generous proportions.

Cellar

Accessed off the hallway is a very useful storage cellar. The combination gas central heating boiler is wall mounted in this room.

TO THE FIRST FLOOR

Landing

With stairs off to the second floor.



Bedroom (1)

With two double glazed windows to the front. Radiator. Decorative period style fireplace.

Bedroom (2)

With a double glazed window to the rear. Radiator.





Family Bathroom

A spacious bathroom with a bath, walk-in shower with mixer shower. Counter top sink unit with storage below. Low level WC. Tiled areas. . Black ladder radiator. Spotlighting. Double glazed window to the side elevation. Loft access point. Extractor fan.



Separate WC

With a low level WC and pedestal wash hand basin. Tiled splashbacks. Double glazed window to the side elevation. Black ladder radiator.

TO THE SECOND FLOOR

Second Floor Landing

With a storage cupboard off and double glazed window to the rear.



Bedroom (3)

With a double glazed window to the front. Eaves storage. Radiator. Exposed roof beam.

Bedroom (4)

With a double glazed window to the rear. Radiator.

Outside

To the front of the property is an off road parking facility. To the rear is an enclosed garden with lawned and patio areas. Rear access gate. The rear garden has a southerly aspect.



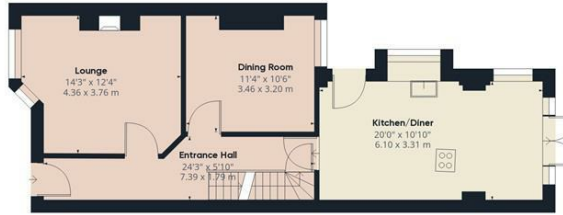


8 Primrose Avenue, Urmston, Manchester, M41 0TY





Floor -1



Ground Floor

Approximate total area⁽¹⁾

1540.38 ft²
143.11 m²

Reduced headroom

43.59 ft²
4.05 m²



Floor 1



Floor 2

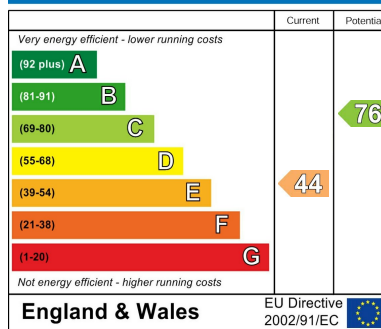
(1) Excluding balconies and terraces.

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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