



Longfield Avenue
Urmston
M41 9DP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

13 Longfield Avenue
Urmston
Manchester
M41 9DP



£530,000

A SIGNIFICANTLY EXTENDED FOUR BED/TWO BATH SEMI-DETACHED PROPERTY LOCATED IN A SOUGHT AFTER CUL-DE-SAC LOCATION WITHIN EASY REACH OF THE TOWN CENTRE FACILITIES Potential to incorporate a teenager/dependent relative's suite within the extensive accommodation offered. Gas central heating system-two combination boilers fitted. Double glazed windows and exterior doors. Open plan kitchen/sitting room-separate dining room. Good off road parking facilities. Pleasant, enclosed garden to the rear. Must be viewed to be appreciated. Virtual Tour Available. 1610 sq ft approx.

TO THE GROUND FLOOR

Entrance Hall

With a radiator. Feature double glazed entrance door and side panels. Stairs lead off to the first floor rooms with storage space below.

Dining Room

With a radiator and a double glazed bay window to the front. A log burner is inset within the chimney breast.

Lounge

With a radiator and double glazed doors out to the garden. Opening to:

Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces with a range style cooker in situ. Double glazed window to the rear and double glazed exit door to the side. Plumbing for a washer.

THE GROUND FLOOR ACCOMMODATION THAT COULD PROVIDE

Office/Study/Bedroom

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

Living Room/Potential Kitchen Area

With two radiators, double glazed window to two elevations and double glazed exit door to outside. Some work required to complete the specification. Access to:

Downstairs WC

With a low level WC, wash hand basin and a double glazed window to the side.

Nb: A separate boiler is installed in this area.

TO THE FIRST FLOOR

Landing

To:



Bedroom (1)

With a radiator and a double glazed window to the front. Further double glazed window to the side. Access to:

En-Suite Facilities

With a walk-in shower, wash hand basin with storage below and a low level WC. Attractively tiled decor, chrome ladder radiator and double glazed window to the rear. Storage unit and extractor fan.



Bedroom (2)

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



Bedroom (3)

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

Bedroom (4)

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

Family Bathroom

With a white suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low level WC. Walk-in shower, double glazed window to the rear and a chrome ladder radiator.

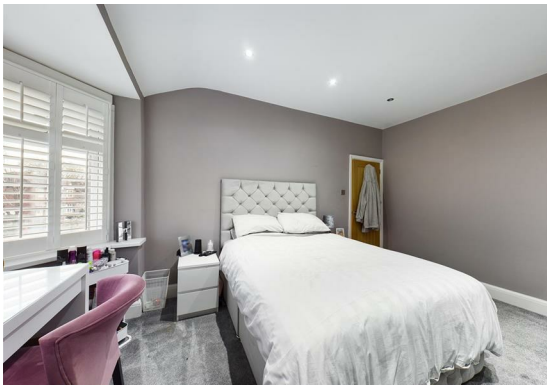


Outside

To the front of the house are off road parking facilities whilst, to the rear, is an enclosed garden with lawn, patio section etc.

Additional Information

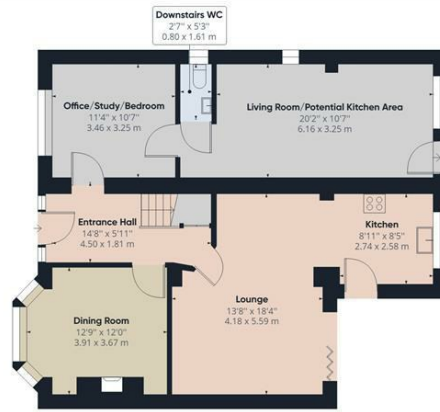
The tenure of the property is FREEHOLD.





13 Longfield Avenue, Urmston, Manchester, M41 9DP





Ground Floor

Approximate total area⁽¹⁾
1609.84 ft²
149.56 m²

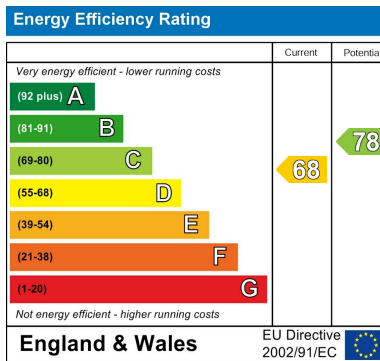


Floor 1

(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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