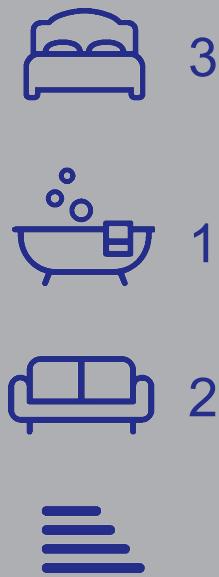




**Sylvan Avenue**  
Urmston  
M41 0UY

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

5 Sylvan Avenue  
Urmston  
Trafford  
M41 0UY



£425,000

\*NO ONGOING VENDOR CHAIN\* A three bedroom detached bungalow set within a most convenient cul-de-sac location. Situated within easy walking distance of the facilities available within Urmston Town Centre. Offering spacious accommodation of approx 989 sq ft to include a detached brick garage. Lounge/dining room, kitchen and conservatory. Three piece bathroom plus separate WC. Fully enclosed plot with excellent gated off road parking plus enclosed rear garden. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

## Porch

To:

## Entrance Hall

With storage area off.

## Lounge/Dining Room

With a double glazed window to the front. Coal effect electric fire set with a feature surround with marble hearth. Door off to inner hallway and also to:

## Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Wall mounted 'Glow-worm' combination gas central heating boiler. Electric cooker and induction hob with extractor canopy above. Space for appliances and plumbing for a washer. Plumbing for a dishwasher. Double glazed window to the rear. Tiled areas.

## Conservatory

Built on at the rear of part brick construction with double glazed units all round with an exit door to the rear garden.

## Inner Hall

With a loft access point.

## Bedroom (1)

With a double glazed window to the front elevation. Radiator.

## Bedroom (2)

With double glazed windows to the rear. Radiator. Range of fitted wardrobes with sliding doors.

## Bedroom (3)

With a double glazed window to the front elevation. Radiator.

## Bathroom

With a low-level WC, 'P' shaped panelled bath and vanity wash hand basin with storage below. Tiled areas. A shower is installed over the bath with an anti splash screen fitted. Radiator. Double glazed window to the rear.

## Separate WC

With a low-level WC and wash hand basin with storage below. Double glazed window to the rear. Tiled areas.

## Outside

To the front of the property is a gated off road parking facility and lawned garden. There is a detached brick garage with an up and over door with power and light laid on. To the rear is an enclosed garden with mainly paved patio areas with decorative slate chippings.



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Ground Floor Building 1

Approximate total area<sup>(1)</sup>989 ft<sup>2</sup>91.8 m<sup>2</sup>

Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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