



Lime Avenue  
Urmston  
M41 5DE

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

20 Lime Avenue  
Urmston  
Trafford  
M41 5DE



£350,000

\*A VICTORIAN THREE BEDROOM MID TERRACED PROPERTY OCCUPYING A SOUGHT AFTER LOCATION BACKING ONTO ABBOTSFIELD PARK\* Spacious accommodation of approx 875 sq ft. Lounge/Dining room plus breakfast kitchen. Well appointed bathroom. Enclosed rear garden. Walking distance of all town centre amenities, train stations and ideally positioned for well regarded primary and secondary school options. Suitable for a variety of purchasers with scope to personalise to a buyers requirements. Potential for loft conversion subject to any necessary consents required. Must be viewed to be appreciated. Virtual Tour Available. No ongoing vendor chain.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring to match the breakfast kitchen. Understairs storage cupboard.

### Lounge

With a double glazed window to the front elevation. Radiator. Feature fireplace with tiled hearth. Fitted meter cupboard. Open to:

### Dining Room

With a double glazed window to the rear. Radiator. Built in storage.

### Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob, built in oven with extractor canopy. Radiator. Breakfast bar facility. Double glazed window to the rear and exit door to the side elevation. Wall mounted 'Main' combination gas central heating boiler. Plumbing for a washer. Space for fridge/freezer.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

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

### Bedroom (2)

Double glazed window to the rear. Radiator. Built in storage.

### Bedroom (3)

With a double glazed window to the front. Radiator.

### Bathroom

With a white suite comprising timber panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the rear. Tiled areas. A shower is installed over the bath with an anti-splash screen fitted. Chrome ladder radiator.

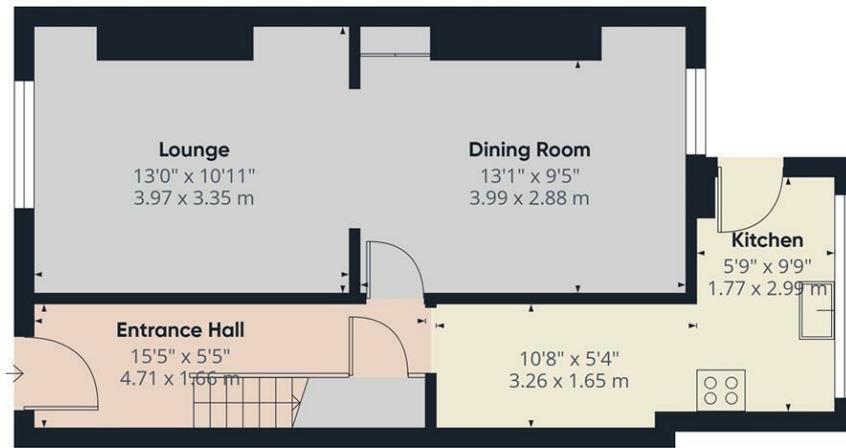
### Outside

To the front is a forecourt area. To the rear is an enclosed garden with lawn and paved patio area. Rear access gate.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 984 years from 10/05/1984, subject to an annual ground rent of £10.





Ground Floor



Floor 1

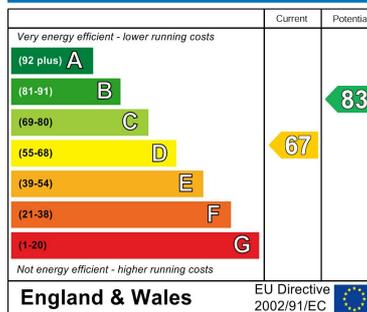
Approximate total area<sup>(1)</sup>  
875 ft<sup>2</sup>  
81.3 m<sup>2</sup>

(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**



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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