



Glenhaven Avenue
 Urmston
 M41 5BN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

29 Glenhaven Avenue
Urmston
Trafford
M41 5BN



Offers Over £350,000

NO ONGOING VENDOR CHAIN A spacious three bedroom extended semi-detached property situated on a peaceful cul-de-sac position on the fringe of Urmston Town Centre. Requiring modernisation and improvement but offering prospective purchasers scope to personalise and update a property to their own requirements. Two separate reception rooms plus morning room and kitchen. Approx 1046 sq ft. Attached garage offering scope for conversion/extension (subject to any necessary consents required.) Within walking distance of Urmston Train Station and situated within easy reach of local amenities, Abbotsfield Park and situated within an ideal position for well regarded local primary and secondary school options. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed bay window to the front elevation. Radiator. Exposed floorboards.

Rear Sitting Room

With a double glazed bay window to the rear elevation. Radiator. Fireplace.

Morning/Dining Room

With open understairs storage, exposed floorboards and radiator. Window to the side.

Kitchen

With a range of base units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Space for a freestanding cooker. Plumbing for a washer. Double glazed window to the rear. Wall mounted 'Baxi' combination gas central heating boiler. Door off to:

Rear Porch

With an exit door to the side elevation and open to the garage.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation. Loft access point.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Exposed floorboards.

Bedroom (2)

With a double glazed window to the rear. Radiator. Fitted wardrobe to alcove.

Bedroom (3)

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

Bathroom

With a bath and pedestal wash hand basin. Double glazed window to the side elevation. Radiator. Tiled areas. Triton electric shower installed over the bath.

Separate WC

With a low level WC and double glazed window to the side elevation.

Outside

To the front is an off road parking facility on block paved driveway. Attached brick garage with an up and over door.

To the rear is an enclosed garden, mainly laid to lawn.

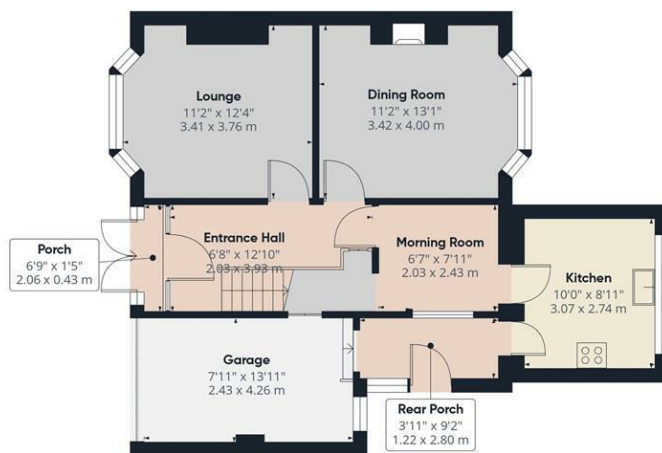
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 15/09/1933, subject to an annual ground rent of £5.

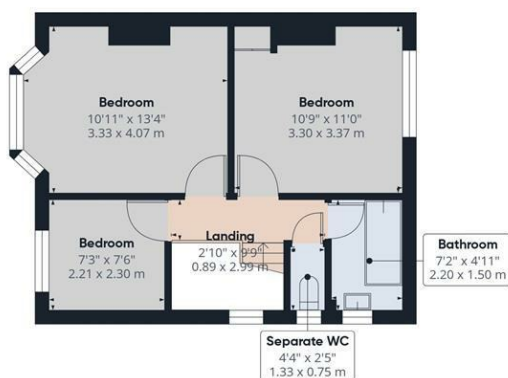


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Ground Floor



Floor 1

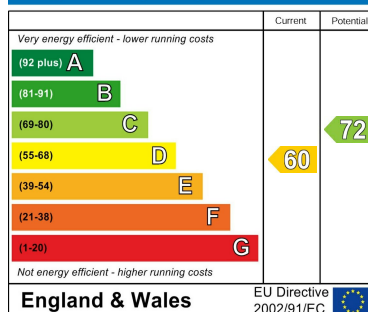
Approximate total area⁽¹⁾
1046 ft²
97.1 m²

(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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