



Lime Avenue  
Urmston  
M41 5DE

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

44 Lime Avenue  
Urmston  
M41 5DE



£425,000

\*NO ONGOING VENDOR CHAIN\* A post-war built semi-detached benefitting from a two storey rear extension to now provide three double bedrooms and extended kitchen/ground floor accommodation. Occupying a popular and sought after cul-de-sac location and backing onto Abbotsfield Park. Spacious accommodation of approx 1325 sq ft to include detached brick built garage. Two reception rooms plus kitchen. Well appointed shower room and separate WC. Excellent off road parking facilities. Within easy reach of the amenities available within Urmston Town Centre and within close proximity of well regarded local primary and secondary schools. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Two double glazed windows to the side elevation on the stairs. Under stairs storage. Radiator.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Wall light points. Coal effect gas fire set within a feature fireplace. Sliding doors open to:

### Dining Room

With a radiator. Double glazed sliding patio doors lead out to the rear garden. Wall light points.

### Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Oven and grill combined. Gas hob with extractor above. Space for appliances. Double glazed window to the rear and double glazed exit door to the side elevation. Tiled areas. Wall mounted Worcester combination gas central heating boiler. Radiator.

## TO THE FIRST FLOOR

### Landing

With two loft access points, one accessed via a drop down ladder. Double glazed window to the the front elevation.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes.

### Bedroom (2)

With a double glazed window to the rear. Air-conditioning unit. Excellent range of fitted wardrobes.

### Bedroom (3)

With double window to the rear elevation. Radiator. Range of fitted wardrobes.

### Shower Room

With a walk-in shower enclosure. Vanity wash hand basin with storage space below. Spotlighting. Chrome ladder radiator. Fully tiled. Double glazed window to the side elevation.

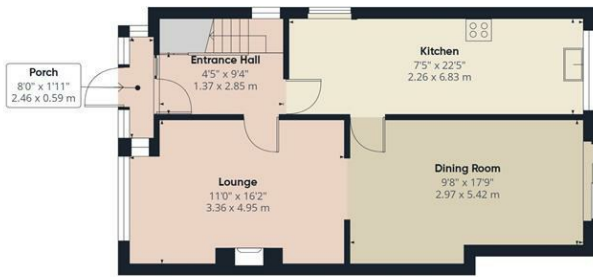
### Separate WC

With a low-level WC. Extractor fan. Fully tiled.

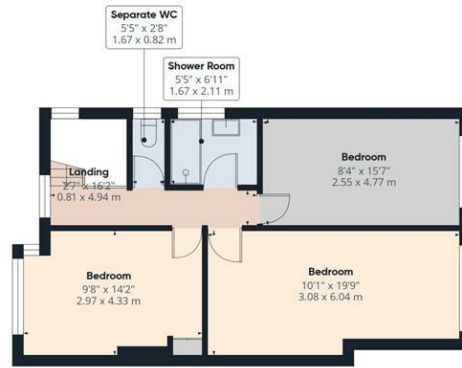
### Outside

Off road parking to the front elevation. To the rear is an enclosed garden with lawned and patio areas with a rear outlook across Abbotsfield Park. There is a detached brick built storage garage with power and light laid on.

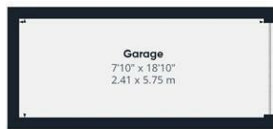




Ground Floor Building 1



Floor 1 Building 1



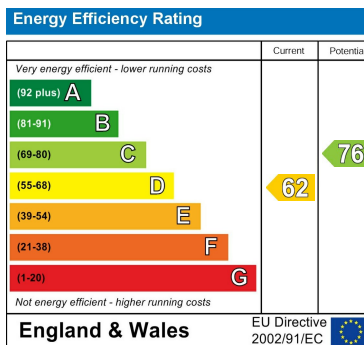
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1325 ft<sup>2</sup>  
123.2 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.

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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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