







Moorlands Avenue

Urmston

M41 5TB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Moorlands Avenue
Urmston
Manchester
M41 5TB

4

3

3

Offers Over £800,000

A FREEHOLD FOUR DOUBLE BEDROOM/THREE BATHROOM DETACHED PROPERTY The property has been significantly extended and now offers immaculately presented family accommodation of approx 1987 sq ft. Occupying an extensive plot on a peaceful cul-de-sac location off Cornhill Road. The ground floor accommodation extends to 1229 sq ft to include spacious lounge, separate snug, open plan kitchen/dining room plus useful ground floor shower room/WC. Useful utility and storage room offering excellent potential to convert (subject to any necessary consents required). At first floor level are four double bedrooms, an en-suite shower room/WC and well appointed family bathroom. Accessed via a fixed staircase from the first floor landing is a useful loft. Ample off road parking to the front for up to five cars with EV charging point. Delightful enclosed landscaped rear garden with timber sleeper mature borders, resin patio areas and lawned areas. Within easy reach of the town centre facilities, local transport links and walking distance to Urmston Grammar School, Flixton Girls and other well regarded local school options for both primary and secondary schools. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall
With a feature entrance door with adjacent side windows. Karndean flooring to match the kitchen/diner. Radiator. Door off to:

Shower Room/Downstairs WC
With a walk in shower enclosure, RAK pedestal wash hand basin and RAK low level WC. Radiator. Extractor fan and spotlighting. Double glazed window to the front.

Inner Hall
With stairs off to the first floor rooms.

Snug/Second Lounge
With a double glazed window to the front and two double glazed windows to the side elevation. Radiator.

Lounge
With a double glazed bay window to the front elevation. Radiator. Inglenook with exposed brick arch, two double glazed windows to the side and a feature fireplace set within a most attractive surround and hearth.

Open Plan Kitchen/Diner
A spacious and bright open plan kitchen/diner of generous proportions. The kitchen section is well fitted with a range of base and wall cupboard units and Q-stone working surfaces and central island unit. One and a half bowl inset Franke sink unit. Five ring Bosch gas hob with twin Faber extractors above. Integrated dishwasher. Bosch oven, grill and microwave. Karndean flooring. Two radiators. Ample natural light provided by double glazed windows to two elevations, double glazed French doors out to the rear garden and two Velux roof windows. In the understairs area is a bespoke fitted bar and further storage area. Door off to:

Utility Room
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Spotlighting. Radiator. Plumbing for a washer and dryer. Bespoke built in heated drying cupboard. Two Velux windows.

Storage Room
Providing excellent storage facilities with double glazed window and exit door to the garden. Offering excellent potential to convert (subject to any necessary consents required).

TO THE FIRST FLOOR

Landing
With spotlighting and lightwell. Stairs off to the loft. The loft is boarded for storage with power and light laid on.

Bedroom (1)
With a double glazed bay window to the front. Two radiators. Range of fitted wardrobes. Door off to:

En-Suite Shower Room/WC
With a walk in corner shower enclosure, low level WC and wall hung wash hand basin. Tiled areas. Double glazed window to the side. Ladder radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)
With a double glazed window to the front. Range of fitted wardrobes. Radiator.





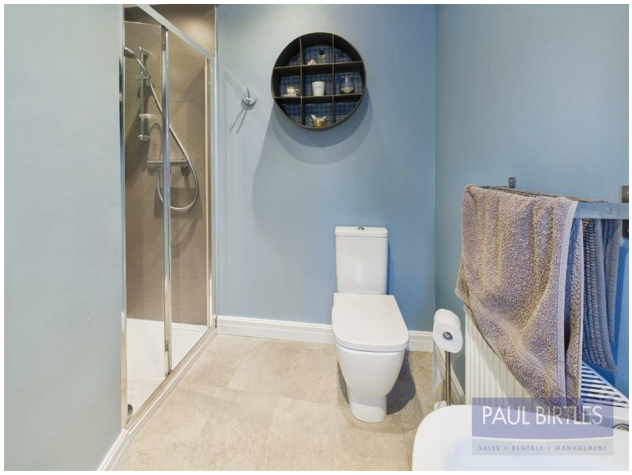


Bedroom (4)
With a double glazed window to the front elevation. Radiator.

Bathroom
With a white suite comprising panelled bath, walk in shower enclosure, low level WC and wall hung wash hand basin. Shower attachment over the bath. Double glazed window to the rear. Matte grey ladder radiator. Spotlighting. Fitted storage cupboard where the Viessman gas central heating boiler is located. (Installed 2022).

Outside
To the front of the property are excellent off road parking facilities for up to five cars with an EV charging point. To the rear is an enclosed garden with mature timber sleeper borders, resin patio areas and lawn. Outside power and water supply.


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


SOS
SZA
PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES

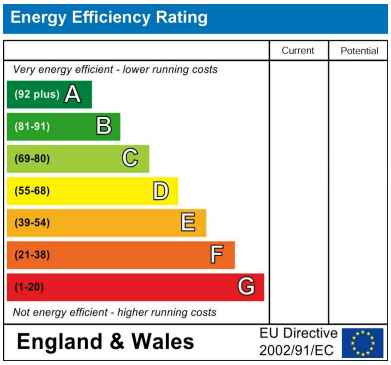


3 Moorlands Avenue, Urmston, Manchester, M41 5TB









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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT