







Carisbrook Avenue

Urmston

M41 9DF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

15 Carisbrook Avenue
Urmston
Trafford
M41 9DF

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£325,000

AN ATTRACTIVE TWO DOUBLE BEDROOM EDWARDIAN MID TERRACED PROPERTY Occupying a sought after cul-de-sac location off Church Road within walking distance of the facilities available within Urmston Town Centre. Offering spacious accommodation of approx 781 sq ft. Ideal for first time buyers or homemovers. Potential for loft conversion (subject to any necessary consents required). Lounge plus dining room open to kitchen. Large four piece bathroom. Enclosed courtyard style garden with a southerly aspect. Freehold Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs leading off to the first floor. Laminate flooring. Radiator.

Lounge
With a double glazed bay window to the front. Radiator. Feature electric fire. Built in meter cupboard.

Dining Room
With a double glazed door leading out to the rear garden. Laminate flooring. Radiator. Under stairs storage cupboard. Open to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob with extractor canopy and built in oven. Laminate flooring. Space for fridge/freezer, dishwasher and plumbing for a washer. Double glazed window to the rear. Spotlighting. Tiled splash backs.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a double glazed bay window to the front with additional double glazed window. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bathroom
With a white suite comprising of a panelled bath, wash hand basin, low level WC and separate shower enclosure. Double glazed window to the rear. Chrome ladder radiator. Storage cupboard housing the Ideal combination central heating boiler. Tiled areas.

Outside
To the front elevation there is a small garden area and to the rear elevation there is a courtyard style garden with a storage shed and rear access gate.


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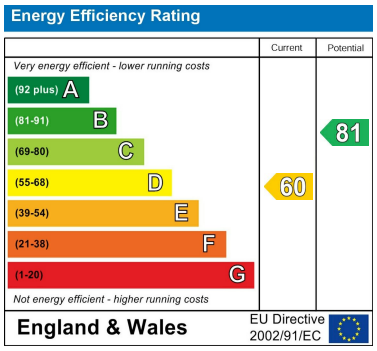
Approximate total area(1)

781 ft²
72.5 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.

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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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