



47 Arundel Avenue  
Urmston M41 6NG  
£345,000

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# 47 Arundel Avenue Urmston M41 6NG

£345,000

Presented to a high standard throughout, this attractive semi-detached house is available with no onward chain. The property forms part of a well-regarded residential area, well-placed for access to amenities, popular schools for all age groups, and transport network connections.

An entrance hallway leads to a well-proportioned living room, with feature fireplace. To the rear of the house is a stylish contemporary fitted kitchen, with range of integrated appliances and a dining area with sliding doors to the garden.

Upstairs are two double bedrooms, the principal room with fitted wardrobes. A single bedroom/study and a modern bathroom complete the accommodation.

The house stands behind a garden area with a wide block-paved driveway providing generous off-road parking space. A pedestrian gate to the side gives access to an enclosed rear garden which forms an L-shape, with paved seating area and a lawn.

These homes are sought-after and an early internal inspection is recommended in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Refitted Dining Kitchen
- Spacious Living Room
- Modern Bathroom
- Large Driveway
- Gardens
- Popular Location
- No Onward Chain

Entrance Hallway

Living Room  
15'4 x 11'8

Dining Kitchen  
8'8 x 14'8

First Floor Landing

Bedroom One  
13'4 x 8'5

Bedroom Two  
10'8 x 8'5

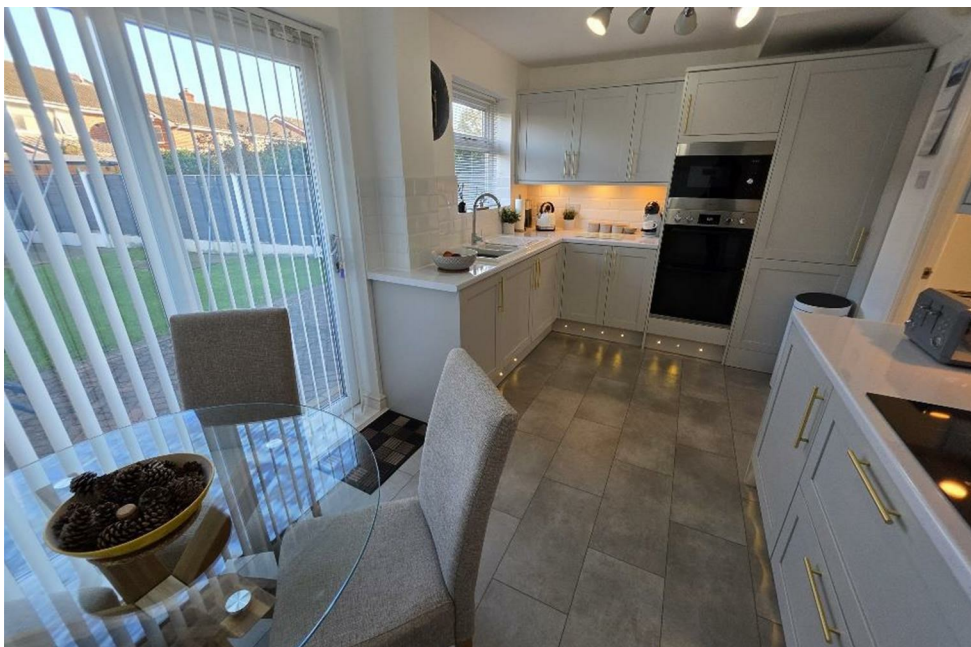
Bedroom Three  
8'7 x 5'11

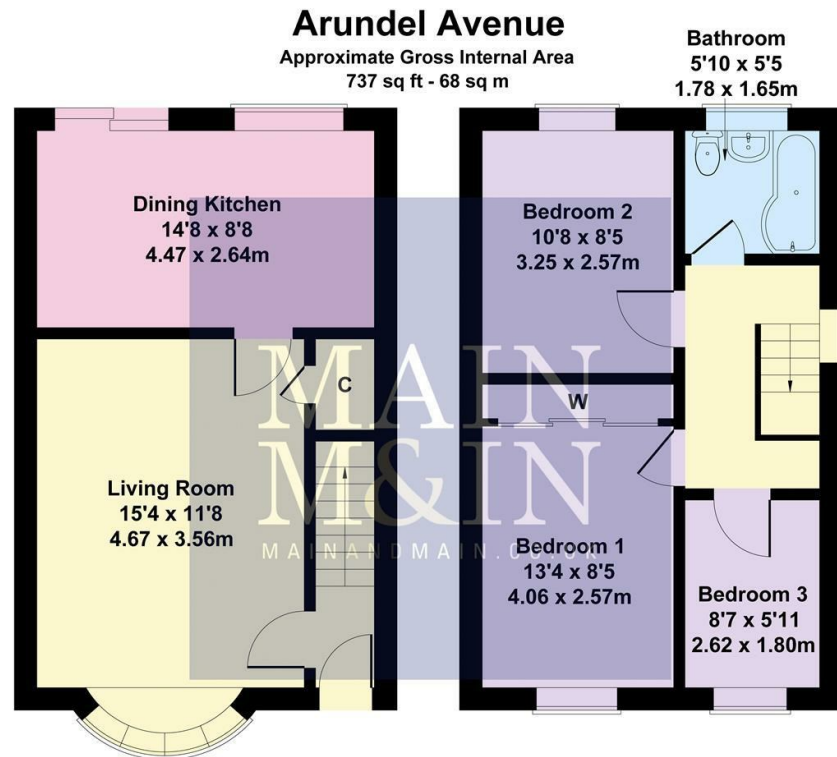
Bathroom  
5'10 x 5'5

Externally  
Garden to the front with block-paved driveway.  
Gated access to side.  
Enclosed garden to the rear: Seating area and lawns.

Leasehold Information  
949 years remain on a lease which expires 01/03/2975  
Ground Rent: £TBC PA

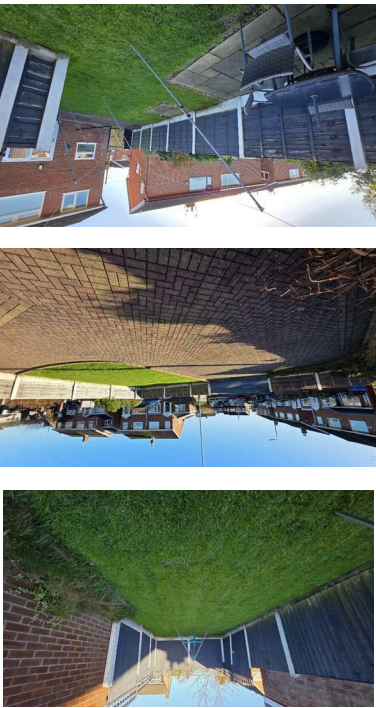
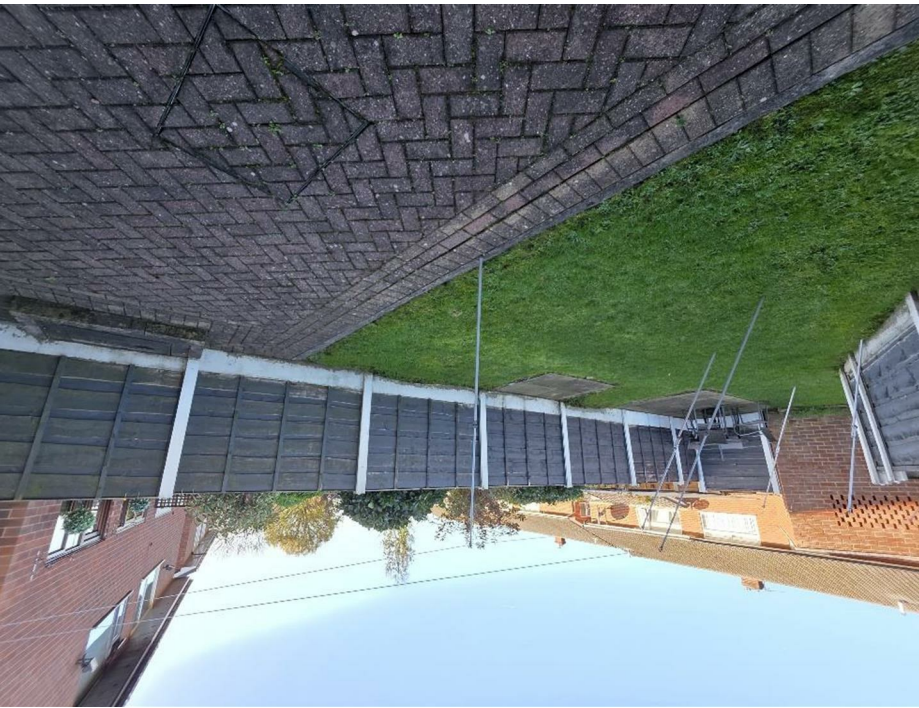
Tenure: Leasehold  
Council Tax: Trafford B





To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Environmental Impact (CO <sub>2</sub> ) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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