



47 Arundel Avenue
Urmston M41 6NG
Offers Over £335,000

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47 Arundel Avenue Urmston M41 6NG

Offers Over £335,000

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

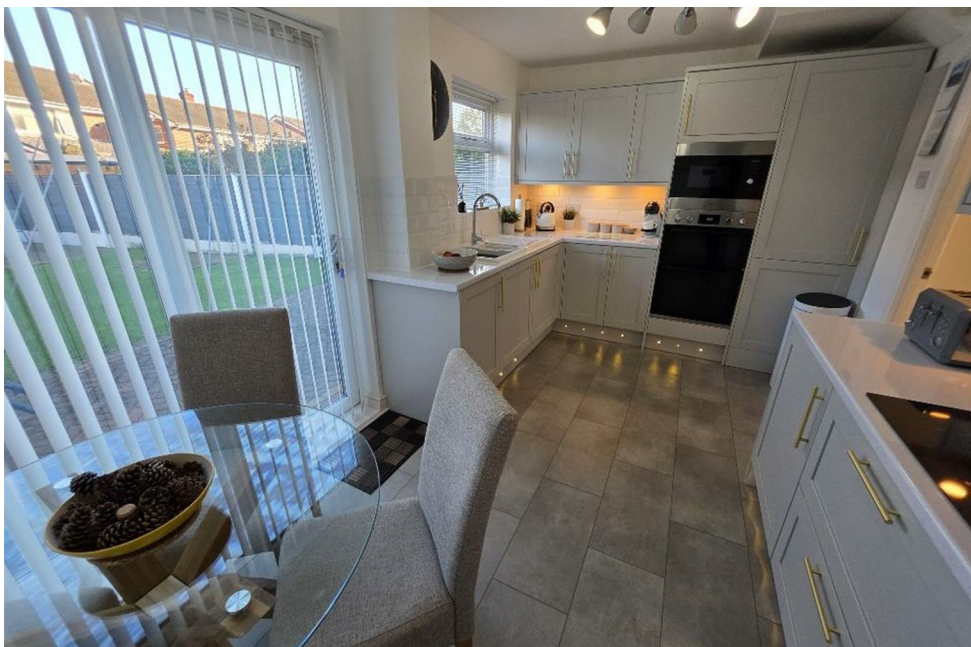
Bedroom Three
8'7 x 5'11

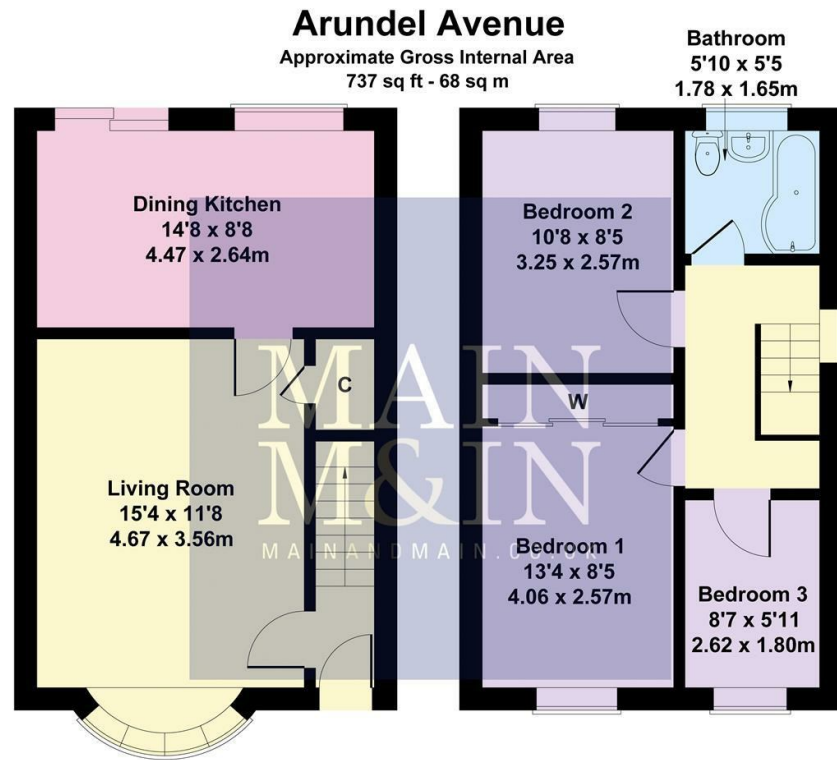
Bathroom
5'10 x 5'5

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: £17 PA

Tenure: Leasehold
Council Tax: Trafford B





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



Company Registration No. 5615498

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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	
	Current
	Potential
Energy Efficiency Rating	
85	
70	
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
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Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	
Potential	

