



PAUL BIRTLES



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Gleneagles Road

Flixton

M41 8SE

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SALES • RENTALS • MANAGEMENT

18 Gleneagles Road  
Flixton  
Manchester  
M41 8SE



£495,000

\*OFFERING FANTASTIC POTENTIAL TO THOSE BUYERS LOOKING TO IMPROVE AND EXTEND A PROPERTY TO THEIR OWN REQUIREMENTS (SUBJECT TO ANY PLANNING CONSENTS REQUIRED)\* Occupying a generous corner plot in a highly regarded and much sought after location. A 'Maunders' built three bedroom detached property, built circa 1955. Two separate reception rooms, utility room and breakfast kitchen. Useful ground floor WC. Gas central heating system and double glazing. Excellent off road parking facilities plus garage. In need of a comprehensive schedule of improvement and modernisation. Corner of Gleneagles Road and Delbooth Avenue - a short stroll from Davyhulme Park Golf Club. Conveniently situated for local amenities. No ongoing vendor chain. Leasehold for the residue of 999 years from 19/04/1955, subject to a ground rent of £9 per annum.

## TO THE GROUND FLOOR

### Porch

With a double glazed entrance door and side panels. UPVC door to:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms with a cloaks/storage area below. Access off to:

### Downstairs WC

With a coloured suite comprising low level WC and wash hand basin. Tiled areas and window.

### Dining Room

With a radiator and a double glazed bay window to the front. Fitted gas fire.

### Lounge

With a radiator and a double glazed sliding patio door to the gardens.

### Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Radiator and double glazed window to the rear. Oven and hob built in. Tiled areas. Door to:

### Utility Room

With plumbing for a washer, a door to outside, cupboard space and room for fridge/freezer. Access to the GARAGE.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the front and side. Useful storage cupboard off.

### Bedroom (1)

With a radiator and a double glazed window to the front. Range of wardrobes/storage space.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Range of wardrobes/storage space.



### **Bedroom (3)**

With a radiator and a double glazed window to the rear. Wardrobe/storage space.

### **Bathroom**

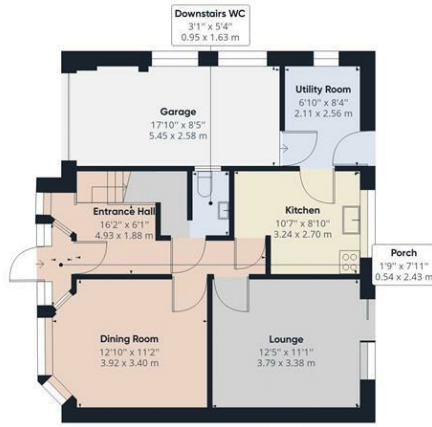
With a white suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with a rail and curtain fitted. Double glazed window to the side. Linen cupboard. Radiator and tiled decor.

### **Separate WC**

With a low level WC. Double glazed window.

### **Outside**

The property occupies a generous corner plot with gardens, off road parking facilities and a GARAGE with power, light and an up and over door.



**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1186.09 ft<sup>2</sup>  
110.19 m<sup>2</sup>

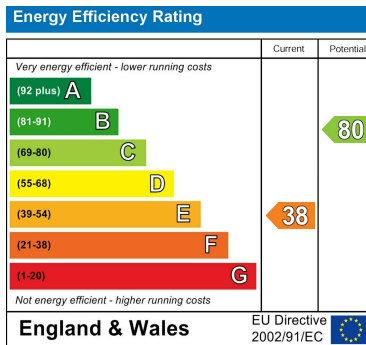


**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

