



Cecil Drive
Flixton
M41 8UW

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

13 Cecil Drive
Flixton
Manchester
M41 8UW



Offers Over £285,000

A THREE BEDROOM SEMI-DETACHED PROPERTY LOCATED WITHIN A PLEASANT CUL-SAC-LOCATION WITHIN EASY REACH OF LOCAL AMENITIES AND TRANSPORT LINKS* A much cared for property offering great potential to those buyers looking to put their own stamp on a property. Potential to extend subject to any necessary planning consents. Three bedrooms with fitted storage. Delightful enclosed garden with a southerly aspect. Must be viewed to be appreciated. Freehold. No ongoing vendor chain. Virtual Tour Available.

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Double glazed window to the front. Radiator.

Through Lounge/Dining Room

With a double glazed bay window to the front and a further double glazed window to the rear. Radiator. Fitted gas fire with surround. Picture rail. Beamed ceiling.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas cooker. Plumbing for a washer. Space for fridge/freezer. Radiator. Tiled areas. Double glazed window to the rear. Pantry off. Door to:

Garage

With up and over doors to the front and rear.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side on the stairs. Fitted wall heater.

Bedroom (1)

With a double glazed bay window to the front. Radiator. Linen/storage cupboard off. Mirror fronted fitted wardrobe.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of mirror fronted fitted wardrobes.

Bedroom (3)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.



Bathroom

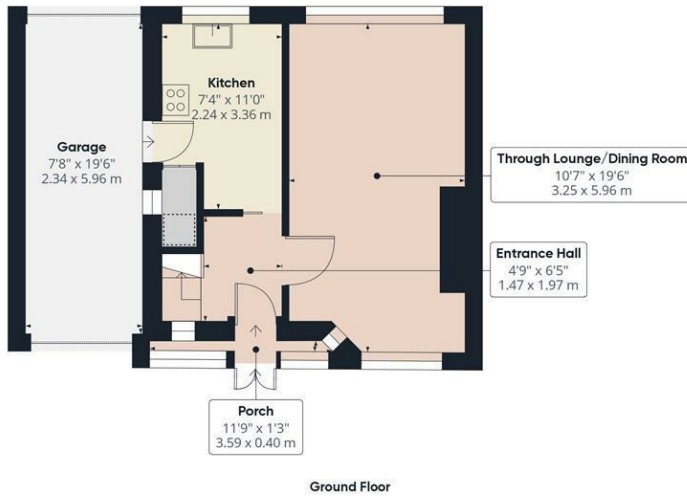
With a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the front. Radiator. Tiled areas. Shower over the bath with an anti splash screen fitted.



Outside

To the front of the property is an off road parking facility. To the rear is an enclosed garden with a southerly aspect. Lawn and patio areas. Greenhouse and two outside storage sheds.





Approximate total area⁽¹⁾
 827.96 ft²
 76.92 m²

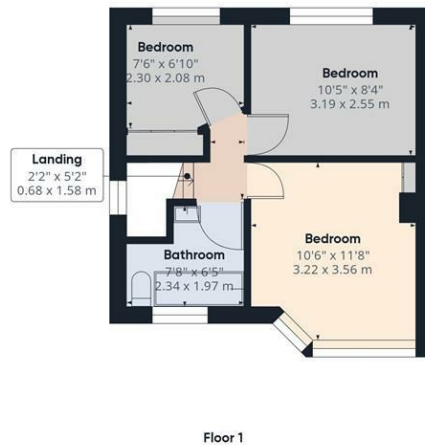
Reduced headroom
 4.65 ft²
 0.43 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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