



Overdale Crescent
Flixton
M41 5GR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

25 Overdale Crescent
Flixton
Manchester
M41 5GR



£499,950

A SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY OFFERING EXCELLENT FAMILY ACCOMMODATION Situated in a popular and highly regarded location and benefiting from a delightful rear garden. Conveniently situated for local amenities. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Two separate reception rooms - kitchen - conservatory for dining room - downstairs WC and storage garage. Off road parking facilities to the front of the property. Well appointed bathroom with shower. Freehold subject to a £5 chief rent. Must be viewed to be appreciated. 1317 sq ft approx.

TO THE GROUND FLOR

Porch

With a double glazed entrance door and windows. Feature door to:

Entrance Hall

With a radiator and stairs off to the first floor rooms. Laminate flooring. Understairs cloaks/storage area off.

Lounge

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

Rear Sitting Room

With two radiators in the double glazed bay area. A living flame gas fire is set within a most attractive feature fireplace.

Kitchen

With a stainless steel sink and drainer. Good range of fitted base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are two radiators, tiled areas and a double glazed exit door and window to the rear. Space for appliances. Opening to:

Conservatory

Built on at the rear of the house of part brick construction with double glazed units all round, a radiator and a door to the garden.

Downstairs WC

With a low level WC and wash hand basin. Extractor fan.

Storage Garage

With an up and over door, power and light. The combination gas central heating boiler is located here and there's plumbing for a washing machine etc.

TO THE FIRST FLOOR

Bedroom (1)

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



Bedroom (2)

With a radiator and a double glazed bay window to the rear.

Bedroom (3)

With two radiators and two double glazed windows to the front.

Bedroom (4)

With a radiator and a double glazed window to the rear.



Bathroom/WC

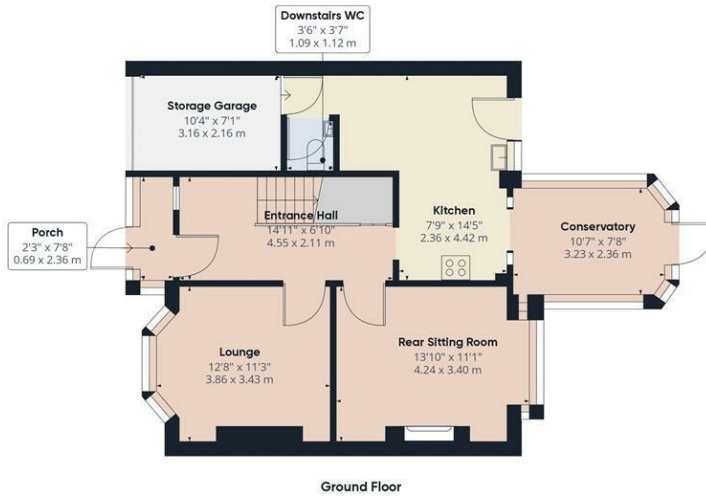
With a white suite comprising panelled bath, wash hand basin with storage below, a low-level WC and a separate walk-in shower compartment. Window to the rear. Tiled areas and a loft access point. Radiator.



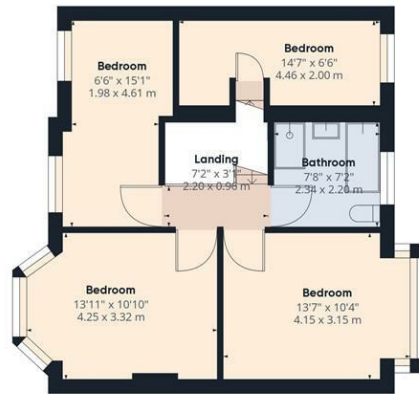
Outside

To the front of the property are off-road parking facilities on a paved driveway. To the rear is a good sized, fully enclosed garden with lawn patio etc.





Ground Floor



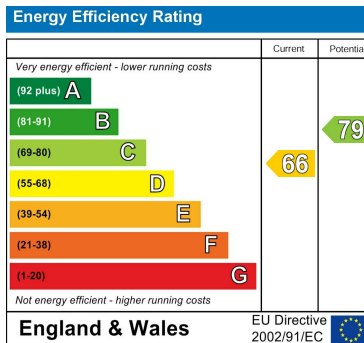
Floor 1

Approximate total area⁽¹⁾
1316.68 ft²
122.32 m²

(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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DIRECTIONS

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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