



Broad Oaks Road
Flixton
M41 9DR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

35 Broadoaks Road
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Offers In The Region Of £362 000

A MUCH CARED FOR THREE BEDROOM DETACHED PROPERTY THAT BENEFITS FROM A DELIGHTFUL, FULLY ENCLOSED AND EXTREMELY PRIVATE REAR GARDEN Occupying a popular and highly regarded location that's within an easy reach of local amenities. Porch, hall, through lounge and extended dining kitchen. Well appointed bathroom with shower. Central heating system and double glazing. Off-road parking facility to the front. Attached garage split into storage area and workshop. No ongoing vendor chain. Must be viewed to be appreciated. Potential for further extension (Subject to any planning permission required). Approx 885 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the house. Door to:

Entrance Hall

With a radiator, wood flooring and stairs off to the first floor rooms. Useful understairs cloaks/storage facilities off.

Through Lounge

With two radiators and a double glazed window to the front. Double glazed double doors lead out to the rear patio and garden beyond. Feature fire surround.

Extended Dining Kitchen

With a single drainer sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, radiator and wood flooring. There are double glazed windows to two elevations, plumbing for a washer and space for appliances. Exit door to the gardens. Space for dining table.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

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

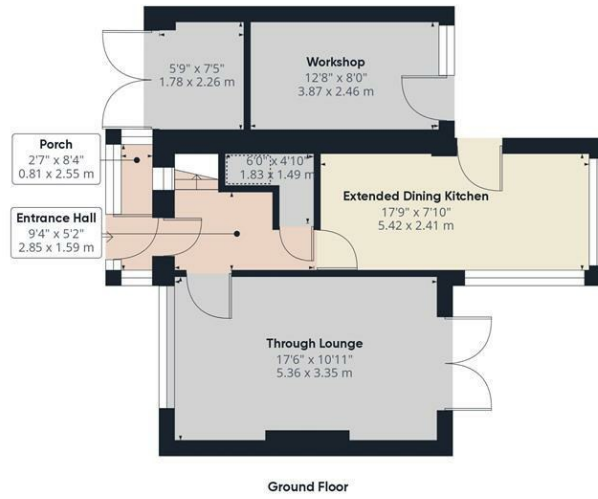
Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath 'Triton' shower with a rail and curtain fitted. Tiled areas, radiator and double glazed windows to two elevations. Storage cupboard. Mirror fitment.

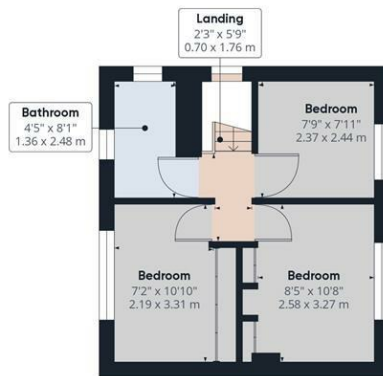
Outside

To the front of the house is a garden area and driveway for off road parking. This gives access to an attached garage that has been divided to provide a storage area and workshop. To the rear is a delightful, fully enclosed garden that offers a good degree of privacy. The garden incorporates patio sections, water feature etc.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

884.59 ft²
82.18 m²

Reduced headroom

7.37 ft²
0.69 m²

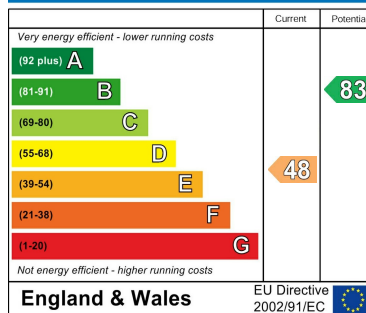
(1) Excluding balconies and terraces

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



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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

