



PAUL BIRTLES
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Trevor Road
Flixton
M41 5GT

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31 Trevor Road
Flixton
Manchester
M41 5GT



£325,000

SITUATED IN A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN URMSTON TOWN CENTRE A two bedroom detached property that's presented in 'Ready to move into' condition. Great sized lounge plus fitted kitchen/dining room. Useful ground floor WC. Well appointed family bathroom with shower. Gas central heating system and double glazed. Off road parking to the front. Enclosed garden with lawn and patio to the rear. Useful loft storage room. Must be viewed to be appreciated. No ongoing vendor chain.

TO THE GROUND FLOOR

Entrance Porch

With a feature entrance door and an access door to:

Lounge

With a feature, exposed brick recess inset within the chimney breast. Double glazed window to the front, feature radiator and access door to:

Inner Hallway

With a UPVC door to outside and stairs off to the first floor rooms.

Kitchen/Dining Room

With a single drainer sink unit and a superb range of base and wall cupboard units and working surfaces. Cooker point, tiled areas and double glazed window to the rear overlooking the garden. Feature radiator, engineered oak flooring and plumbing for a washer. Integrated fridge and freezer. Spotlighting. Door to:

Downstairs WC

With a low level WC, pedestal wash hand basin and double glazed window to the side. Feature radiator and storage off. Tiled decor.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a feature radiator and two double glazed windows to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear. Loft access point via a wooden drop down ladder.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Chrome ladder radiator, tiled areas and a double glazed window to the rear.

Outside

To the front of the house is an off road parking facility whilst, to the rear, is a pleasant, enclosed garden with lawn and patio.

Additional Information

The property has a useful LOFT SPACE that's accessed via a drop down wooden ladder in bedroom 2. The loft space has a radiator, two roof windows and power and lighting. Ideal for storage etc.

The tenure of the property is LEASEHOLD for the residue of 999 years from 29/03/1957, subject to an annual ground rent of £4.



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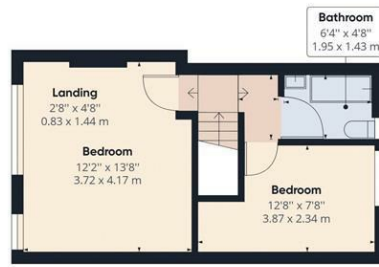
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

727.66 ft²
67.60 m²

Reduced headroom

37.89 ft²
3.52 m²

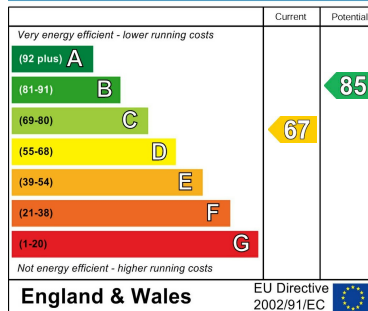
(1) Excluding balconies and terraces

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.

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