



Gleneagles Road
 Flixton
 M41 8SE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

22 Gleneagles Road
Flixton
Manchester
M41 8SE



3



1



2



D

£425,000

OCCUPYING A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES A post-war built detached property that offers great potential to those buyers looking to put their own stamp on a property. One owner from new - built 1955 by Maunders. Two separate reception rooms plus a good sized kitchen. Three bedrooms, bathroom and separate WC. Pleasant gardens to the front and rear. Driveway for off-road parking and a large, attached garage. Gas central heating system and double glazing. Must be viewed to be appreciated. No ongoing vendor chain. Freehold. Virtual Tour Available. Approx 1172 sq ft.

TO THE GROUND FLOOR

Porch

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

Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Double glazed window and substantial storage cupboard off with access to cellar/sub floor.

Dining Room

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

Lounge

With a radiator and a double glazed window to the rear. Tiled fireplace and double glazed door to the garden.

Kitchen

With a stainless steel sink unit, cupboard space and working surfaces. Gas cooker point, radiator and double glazed window to the rear. Window to the side and door to the garage. Space for appliances.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin. Double glazed window to the side, tiled decor and storage cupboard off.

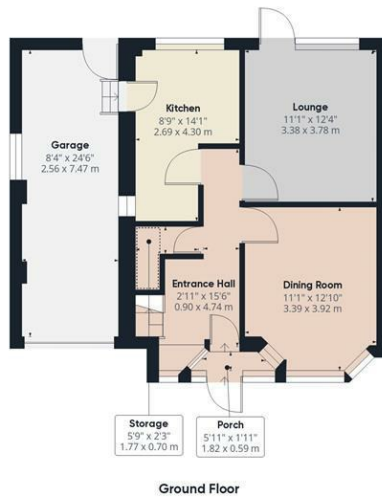
Separate WC

With a low level WC and a double glazed window to the front. Tile decor.

Outside

The property enjoys pleasant, mature gardens to the front and rear. A driveway provides an off-road parking facility and gives access to a large, attached garage.





PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾

1171.68 ft²

108.85 m²

Reduced headroom

12.48 ft²

1.16 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT