

Millford Avenue
Flixton
M41 6JX

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

20 Millford Avenue
Flixton
Manchester
M41 6JX



£385,000

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY THAT BENEFITS FROM A GROUND FLOOR REAR EXTENSION Superb, open plan ground floor accommodation. Fitted kitchen with integrated appliances. Good off-road parking facilities with a shared driveway to a garage. Gas central heating system and double glazing. Delightful enclosed rear garden with a westerly aspect. Occupying a popular and highly regarded location that's within easy reach of local amenities. Has to be viewed internally to be fully appreciated. No ongoing vendor chain. Leasehold for the residue of 999 years from 20/06/1926, subject to an annual ground rent of £6. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

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

Entrance Hall

With a radiator with a decorative cover. Stairs lead off to the first floor rooms with a useful storage area off. Wood flooring.

Lounge

With a wood burner set in the most attractive feature fireplace. Feature radiator, double glazed bay window to the front and fitted cupboard. Wood flooring. Opening to

Sitting Room Area

With a feature radiator, wood flooring and a fitted storage/display unit. Opening to:

Dining Room Area

With a double glazed sliding patio door to the rear patio and garden beyond. Wood flooring. Opening to:

Fitted Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working services to incorporate an oven, hob and extractor. There's an integrated dishwasher, fridge, freezer and washing machine. Tiled areas and double glazed windows to the side and rear. Seating area where there's a feature radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and access to a boarded loft space for storage.

Bedroom (1)

With a radiator and a double glazed bay window to the front. Excellent range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear. Excellent range of fitted wardrobes and storage space.

Bedroom (3)

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

Bathroom

With a white suite comprising panelled bath, pedestal wash basin and low level WC. Tiled decor, extractor fan and a heated towel rail. Over the bath shower with an anti-splash screen fitted. Extractor fan.

Outside

To the front of the property are excellent off-road parking facilities on the block paved forecourt. A shared driveway continues to the side of the property giving access to a garage. The rear garden is fully enclosed, has a Westerly aspect and incorporates lawned and patio sections.

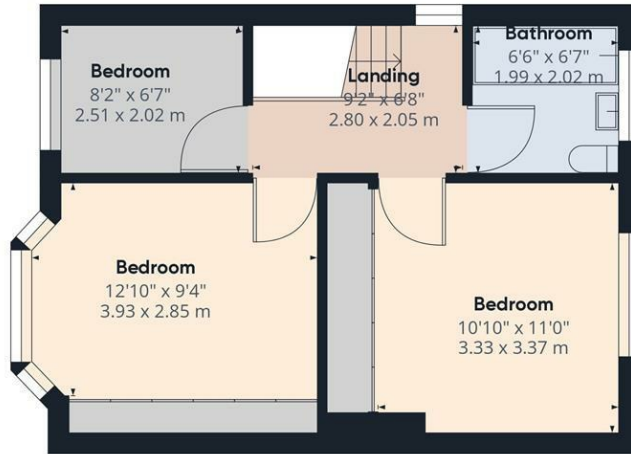
Additional Information

An alarm system is installed along with CCTV.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1022.71 ft²
95.01 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(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.

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

