

Snowden Avenue
Flixton
M41 6EF

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

113 Snowden Avenue
Urmston
Manchester
M41 6EF



Vestibule

With storage off, laminate flooring and a door to:

Lounge

With two radiators, laminate flooring and a double glazed window to the front. A log burner is inset within the chimney breast.

Breakfast Kitchen

With a single drainer sink unit with mixer tap and a range of base and wall cupboard units and working services incorporating an oven, hob and extractor. Double glazed window to the side and double glazed double doors to outside. Integrated dishwasher and washing machine. Access to :

Utility Room

With plumbing for a washer.

Inner Hall

With a loft access point. To :

Bathroom

With a white suite comprising panelled bath, pedestal wash basin and low level WC. Over the bath shower with a rail and curtain fitted. Tile decor, double glazed window to the rear and a radiator.

Sitting Room

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

Inner Hall (2)

Bedroom (1)

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

Bedroom (2)

With a radiator and double glazed double doors out to the rear garden. Wardrobe and storage space.

Bedroom (3)

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

Shower Room/WC

With a walk-in shower, wash hand basin and low level WC. Fitted storage, double glazed window and tiled areas.

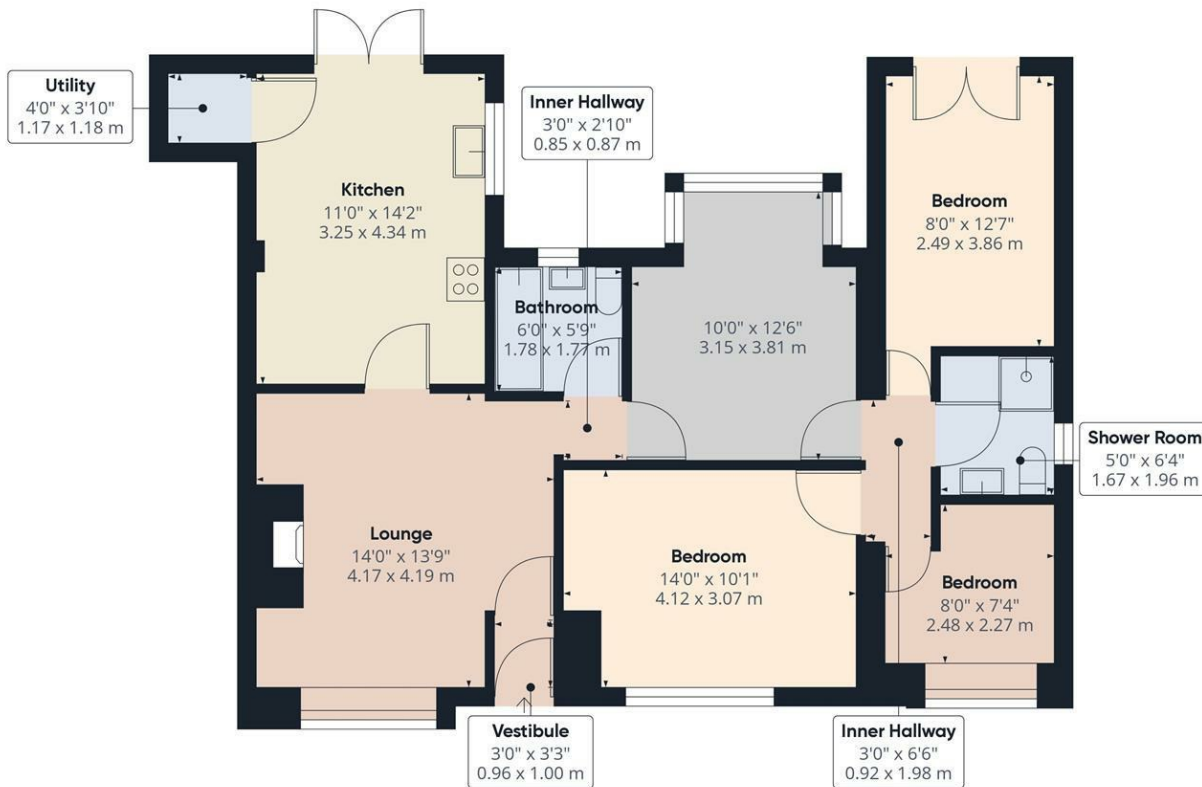
Outside

To the front of the property are good off-road parking facilities. To the rear, is an enclosed garden with an outlook over Flixton golf course.

£399,950

A SIGNIFICANTLY EXTENDED THREE BEDROOM/TWO BATHROOM SEMI-DEACHED BUNGALOW WITH AN ENVIABLE REAR OUTLOOK OVER FLIXTON GOLF COURSE Gas central heating system and double glazing. Good off-road parking facilities. Pleasant enclosed garden to the rear. Situated in a popular and highly regarded location that's within easy reach of local facilities. Lounge plus separate sitting room. Fitted kitchen/breakfast room with integrated appliances. Freehold. Must be viewed to be appreciated.





Approximate total area⁽¹⁾
 887.38 ft²
 82.44 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		
(69-80) C		
(55-68) D		
(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.

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