



Irlam Road
Flixton
M41 6ND

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

133 Irlam Road
Flixton
Manchester
M41 6ND



Vestibule

With a tiled floor.

Entrance Hall

With a radiator and a loft access point.

Lounge

With a coal effect fire set within the feature fireplace. Radiator and double glazed bay window to the front.

Wet Room

With a shower area, wash hand basin with storage below and a low level WC. Tiled decor, extractor fan and chrome ladder radiator.

Study

With built-in cupboards. Radiator. Opening to :

Utility Room

With a double glazed window to the rear. The gas central heating boiler is located here. Door to :

Rear Porch

With a double glazed sliding patio door to the rear garden. Access to the kitchen and dining room.

Dining Room

With a radiator and a tiled fireplace.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed windows to 2 elevations. Integrated fridge and freezer. Tiled areas.

Bedroom (1)

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

Bedroom (2)

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

Outside

To the front of the property is a lawned garden area and a driveway for off-road parking. This continues to the side of the property giving access to the rear garden which is generously proportioned and incorporates lawned and patio sections.

£395,000

A SUBSTANTIAL DETACHED BUNGALOW THAT OCCUPIES A GENEROUS PLOT THAT INCORPORATES DELIGHTFUL GARDENS AND OFF ROAD PARKING FACILITIES Offering undoubted potential for extension and development of the loft space, subject to any planning/building regulation approval required. Gas central heating system and double glazing. Spacious accommodation incorporating two bedrooms, two reception rooms, a wet room, kitchen and utility areas. Located in a popular and convenient location that's within easy reach of local amenities. Freehold. No ongoing vendor chain. Great potential for those buyers looking to put their own stamp on the property. Over 1000 sq ft. Must be viewed to be appreciated.



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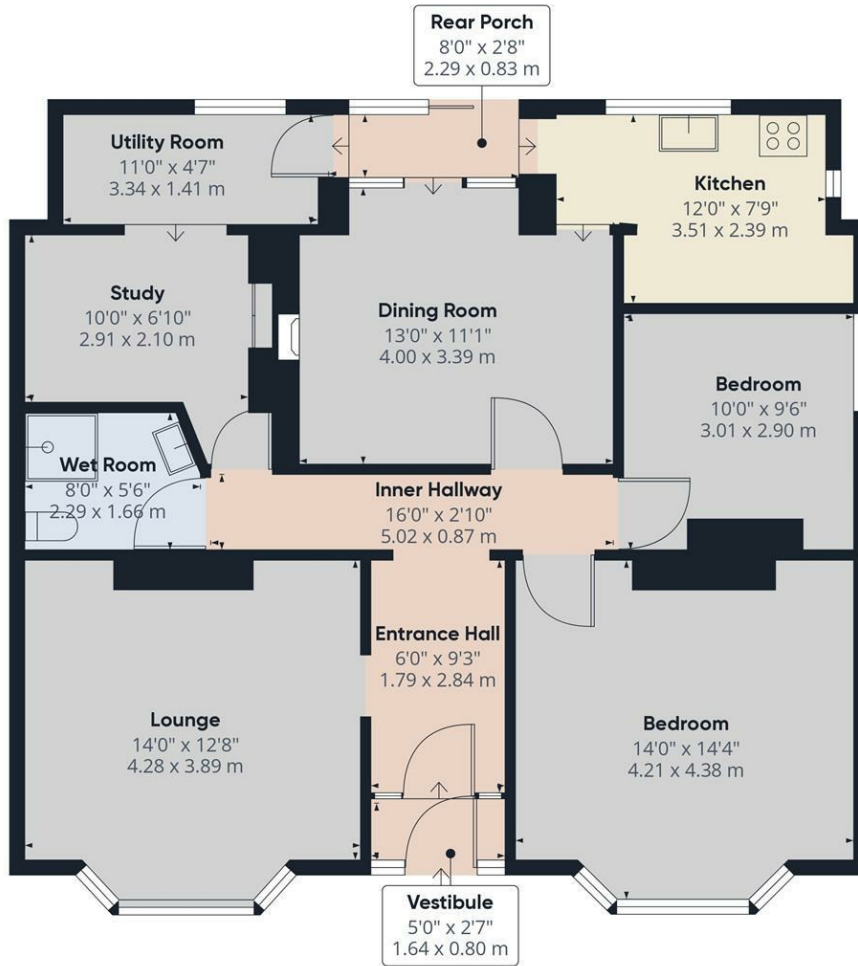
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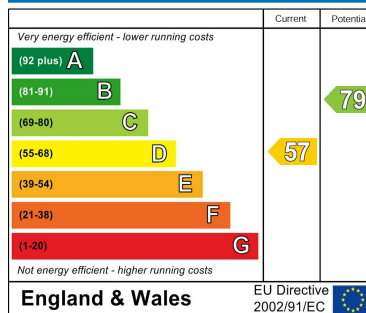
Approximate total area⁽¹⁾
1011.48 ft²
93.97 m²

(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



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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