



Ullswater Road  
Manchester  
M41 8SY

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

15 Ullswater Road  
Flixton  
Manchester  
M41 8SY



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£475,000

\*A SIGNIFICANTLY EXTENDED FOUR BEDROOM / TWO BATHROOM SEMI-DETACHED PROPERTY OCCUPYING A GENEROUS CORNER PLOT\* Situated in a popular and convenient location. Spacious through lounge/dining room. Open plan kitchen/dining area. Excellent family accommodation. Useful utility room and further sitting room. Well appointed family bathroom plus separate shower room. Off road parking to the front for two cars. Garden areas to the front, side and rear. Must be viewed to be appreciated. Over 1240 sq ft approx. Freehold, subject to £5 rentcharge.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door with adjacent stained glass window with leaded lights and stained glass inserts. Meter cupboards. Radiator. Exposed floorboards. Understairs storage and stairs leading off to the first floor rooms.

### Sitting Room/Study/Office

With a double glazed window to the front. Radiator. Laminate flooring. Range of fitted wardrobes with mirror fronted sliding doors.

### Through Lounge/Dining Room

With a double glazed bay window to the front and double glazed patio doors lead out to the rear garden from the dining area. Two radiators. Wall light points. Feature fireplace set within a most attractive surround and hearth. Open to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob and oven with extractor canopy above. Tiled splashbacks. Double glazed window to the rear. Integrated dishwasher. Tiled flooring. Space for fridge/freezer.

### Dining Area

With a radiator and tiled flooring. Door off to:

### Utility Room

With a double glazed window to the side elevation and double glazed exit door to the rear. Plumbing for a washer. Range of working surfaces incorporating a single drainer stainless steel sink unit.

## TO THE FIRST FLOOR

### Landing

#### Bedroom (1)

With a double glazed bay window to the front. Radiator.

#### Bedroom (2)

With a double glazed window to the rear. Range of fitted wardrobes. Loft access point. Radiator.

#### Bedroom (3)

With a double glazed window to the front elevation. Radiator.

#### Bedroom (4)

With a double glazed window to the front. Radiator.

### Family Bathroom

With a suite comprising panelled bath, low level WC and wash hand basin. Shower installed over the bath with an anti splash screen fitted. Tiled areas. Chrome ladder radiator.

### Shower Room

With a double glazed window to the rear. Walk-in shower enclosure, low level WC and wall hung wash hand basin. Radiator. Tiled areas. Ladder radiator.

### Outside

The property enjoys an excellent sized plot with gardens to the front, side and rear. There is off road parking for two cars to the front.

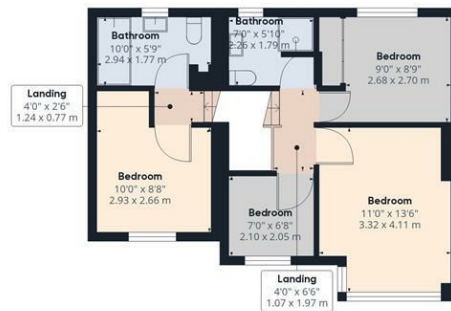
### Additional Information

The tenure of the property is FREEHOLD, subject to a rentcharge of £5 per annum.





Ground Floor



Floor 1

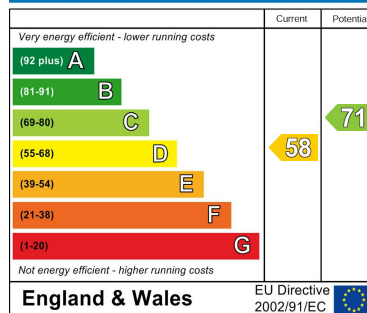
Approximate total area<sup>(1)</sup>  
1245.49 ft<sup>2</sup>  
115.71 m<sup>2</sup>

(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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