



Overdale Crescent
Flixton
M41 5GR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

39 Overdale Crescent
Flixton
Trafford
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£525,000

A SIGNIFICANTLY EXTENDED FIVE BEDROOM SEMI-DETACHED PROPERTY THAT OFFERS IDEAL FAMILY ACCOMMODATION IN A POPULAR AND HIGHLY REGARDED LOCATION Benefiting from extensive off-road parking facilities for numerous vehicles, a garage and a pleasant, enclosed garden. Gas central heating system and double glazing. Large through lounge/dining room, separate sitting room and a refitted kitchen with appliances. Family bathroom with shower. Conveniently situated for local amenities. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed window to the front adjacent to the entrance door. Wood effect flooring, radiator and stairs leading off to the first floor rooms with storage below.

Sitting Room

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

Dining Room

With a radiator and a double glazed bay window to the front. Wood effect flooring. Opening to:

Lounge

With a feature fireplace with a living flame gas fire in situ, wood effect flooring and a double glazed sliding patio door to the gardens.

Kitchen

With a single drainer sink unit with mixer tap and a superb range of fitted base and wall cupboard units and working surfaces incorporating an oven, microwave, hob and extractor. Double glazed window to the rear in addition to double glazed double doors to the gardens. Breakfast bar facility. Under stairs cupboard off, feature radiator and integrated washing machine.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

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

Bedroom (2)

With a radiator and a double glazed bay window to the rear. 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, wash hand basin and low level WC. Fitted storage cupboards, tiled areas and a double glazed window to the rear. Over the bath shower with a rail and curtain fitted. Radiator.

Bedroom (4)

with a radiator and double glazed bay window to the front. Range of fitted wardrobes and storage space.

Bedroom (5)

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

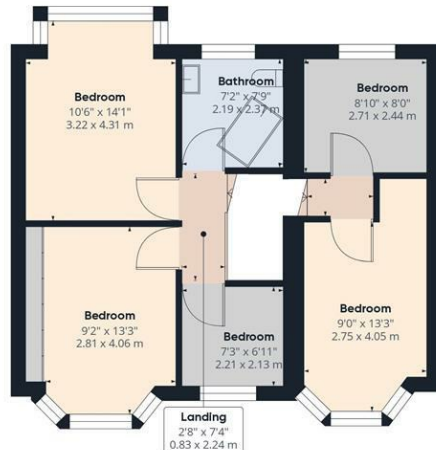
Outside

The property occupies a generous plot with extensive off-road parking facilities, an attached brick garage with power, light and an up and over door and a pleasant, enclosed garden with lawn patio, etc.





Ground Floor



Floor 1

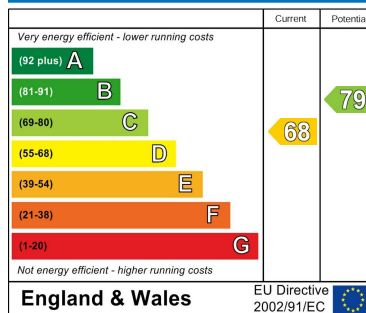
Approximate total area⁽¹⁾
1440.53 ft²
133.83 m²

(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. Calculations are based on RICS IPMS 3C standard.

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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