



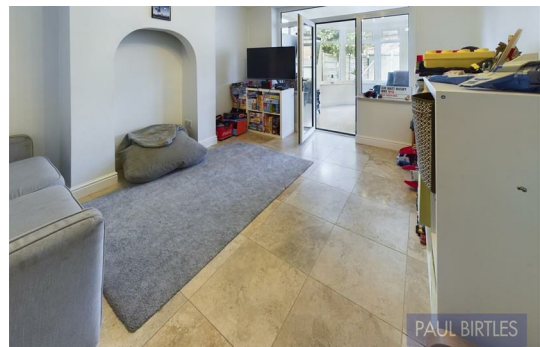
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Woodsend Road
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M41 8QN

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Offers Over £400,000

A SIGNIFICANTLY EXTENDED, POST-WAR BUILT SEMI-DETACHED PROPERTY THAT OFFERS SUPERB FAMILY ACCOMMODATION WITH THREE SEPARATE RECEPTION ROOMS, THREE EXCELLENT SIZED BEDROOMS, A BREAKFAST KITCHEN AND A WELL APPOINTED FAMILY BATHROOM Excellent standard of presentation. Good off-road parking facilities for two cars and a delightful, fully enclosed rear garden with patio section. Gas central heating system and double glazing. Large utility room ideal for use as a home office etc Storage garage area with an up and over door. Conveniently situated for local shops, schools, public transport etc. Leasehold for the residue of 999 years from 19/10/1953, subject to an annual ground rent of £6. Has to be viewed to be fully appreciated.

TO THE GROUND FLOOR

Entrance Area

With a feature double glazed entrance door with a double glazed window adjacent. Radiator. Stairs lead off to the first floor rooms with a cloak/storage area below. Limestone flooring. Opening to :

Dining Room

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

Lounge

With a radiator, limestone flooring and a double glazed door, with adjacent double glazed windows to the conservatory. Feature recess inset within the chimney breast.

Conservatory/Sitting Room

A fabulous addition to the property with a radiator, spotlighting and limestone flooring. Built on the rear of the property of part brick construction with double glazed units all round and with double doors to the garden. Solid, fully insulated roof with building regulation approval in place.

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the rear, radiator and tiled areas. Plumbing for a dishwasher. Breakfast bar facility.

Utility Area

Created from the original garage with a single drainer stainless steel sink unit, cupboard space and working surfaces. Double glazed door and double glazed window to the rear. Plumbing for a washer and space for appliances, laminate flooring and access into the storage garage.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the front.

Bedroom (1)

With a radiator with a decorative cover 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. Fitted wardrobe and storage space.

Bedroom (3)

A large extension bedroom with radiators and double glazed windows to each end of the room.

Bathroom

With twin sinks with storage facilities below, a panelled bath and a low-level WC. Over the bath shower with an anti-splash screen fitted. There are two chrome radiators, a double glazed window to the rear and tiled decor. Extractor fan.

Separate WC

With a low-level WC with wash hand basin, double glazed window to the front and a radiator.

Storage Garage

With power light and up and over door.

Outside

To the front of the property is a garden area and an off-road parking facility for two vehicles. To the rear is a very pleasant, fully enclosed garden with patio, artificial grass areas etc.



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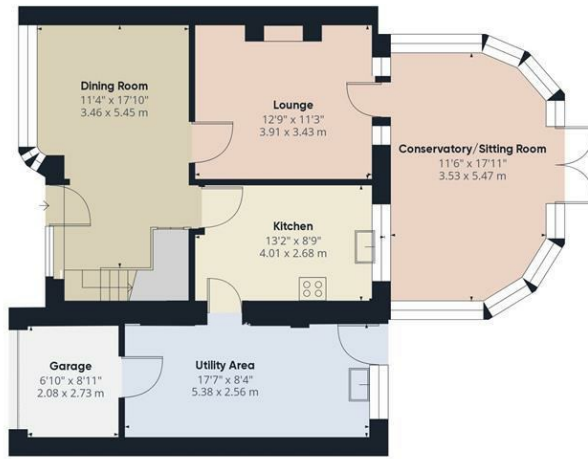
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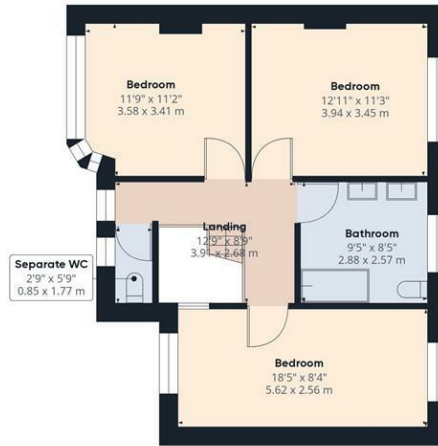


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Ground Floor

Approximate total area⁽¹⁾
1485.42 ft²
138 m²



Floor 1

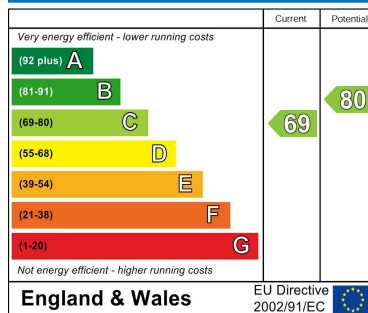
(1) Excluding balconies and terraces

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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