



PAUL BIRTLES

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109A Snowden Avenue
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£795,000

A FREEHOLD DETACHED BUNGALOW, BUILT IN THE 1970'S, THAT OCCUPIES A REALLY GENEROUS PLOT IN AN ENVIABLE LOCATION ADJACENT TO FLIXTON GOLF CLUB AND WITH VIEWS OVER THE COURSE Extensive accommodation incorporating five bedrooms, separate lounge and dining rooms, a breakfast kitchen, utility room, and a conservatory. Accommodation of approx 2076 sq ft. En-suite to master bedroom, large family bathroom and additional, separate WC. Gas central heating system and double glazing. A much cared for property with extensive off-road parking facilities and an attached double garage. Quietly situated but within easy reach of local amenities. A rare opportunity in the local area. Has to be viewed to be fully appreciated. No ongoing vendor chain. Virtual Tour Available.

Porch

with a feature double glazed entrance door and side panel. A UPVC door provides access to :

Entrance Hall

An impressive entrance area with a radiator, a loft access point and a storage covered off. Wood effect flooring.

Bedroom (1)

With a radiator and a double glazed window. Excellent range of fitted wardrobe and storage space with matching dressing table facility.

Door to :

En-Suite Shower Room

With a walk-in shower, low level WC and wash hand basin. Fitted storage cupboards. Chrome ladder radiator, tiled decor and an extractor fan.

Bedroom (2)

With a radiator and double glazed windows to two elevations. Excellent range of fitted wardrobe and storage space.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Inner Hallway

With a double glazed window and wood effect flooring. To :

Bedroom (4)

With a radiator and a double glazed window. Adjacent to this bedroom is :

Separate WC

With a low-level WC and pedestal wash hand basin. Tiled areas, double glazed window and a radiator.

Bedroom (5)

With a radiator and a double glazed window. Recently used as an office/study.

Kitchen/Breakfast Room

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window, tiled decor and a radiator. Space for breakfast table and chairs. Boiler/linen cupboard covered off. Plumbing is provided for a dishwasher and there's an integrated fridge.

Utility Room

With a single drainer stainless steel sink unit with mixer tap, double glazed windows to 2 elevations and a double glazed door to the gardens. Space for fridge freezer and plumbing is provided for an automatic washing machine. Tiled areas.

Dining Room

With wood effect flooring and three double glazed windows to 2 elevations. Double glazed double doors provide access to :

Conservatory

built on at the rear of the property of part brick construction with double glazed units all round and with double doors to the gardens. Ceiling fan.



Lounge

with a most attractive feature fireplace with a coal effect fire in situ. Radiator, double glazed window and a double glazed sliding patio door to the gardens. A really spacious living room of generous proportions.

Family Bathroom

with a coloured suite comprising panelled bath, bidet, low level WC and wash hand basin. Storage cupboards, tiled decor and a double glazed window. Radiator, extractor fan and a walk-in shower. Shaver point.

Outside

The property occupies a really generous plot with delightful, good sized gardens, extensive off-road parking facilities and an attached double garage with power, light, window, exit door and an electrically operated up and over door for easy access.





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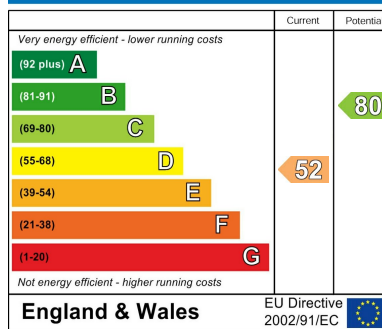
Approximate total area[®]
 2075.71 ft²
 192.84 m²

(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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