

Flixton Road
Urmston
M41 5BF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

117 Flixton Road
Urmston
Trafford
M41 5BF



Offers Over £325,000

A STUNNING TWO DOUBLE BEDROOM END TERRACED PROPERTY Superb standard of presentation right through. Comprehensively improved over recent years by the current owner. Spacious, open plan ground floor with lounge, dining and kitchen sections. Beautifully appointed bathroom with shower. Gas central heating system and double glazing. Forecourt and delightful rear garden with patio etc. Occupying a most convenient location just a short stroll from the facilities available within Urmston town centre. Freehold. Must be viewed to be appreciated. Literally drop your bags and move in.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door, a radiator and stairs leading off to the first floor rooms. Laminate flooring.

Lounge

With a radiator and a double glazed window to the front. Laminate flooring and gas operated log burner style fire. Opening to:

Dining Room

With a radiator and laminate flooring. Feature recess inset within the chimney breast. Double glazed double doors to outside and opening to:

Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working services incorporating an oven, hob and extractor. Plumbing is provided for an automatic washing machine, there's a double glazed window and space for appliances with an integrated dishwasher. Radiator. Understairs storage space adjacent.

TO THE FIRST FLOOR

Landing

With a radiator and a loft access point. Double glazed window to the rear.

Bedroom (1)

With a radiator and a double glazed window to the front. Built in wardrobe/storage space and laminate flooring.

Bedroom (2)

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

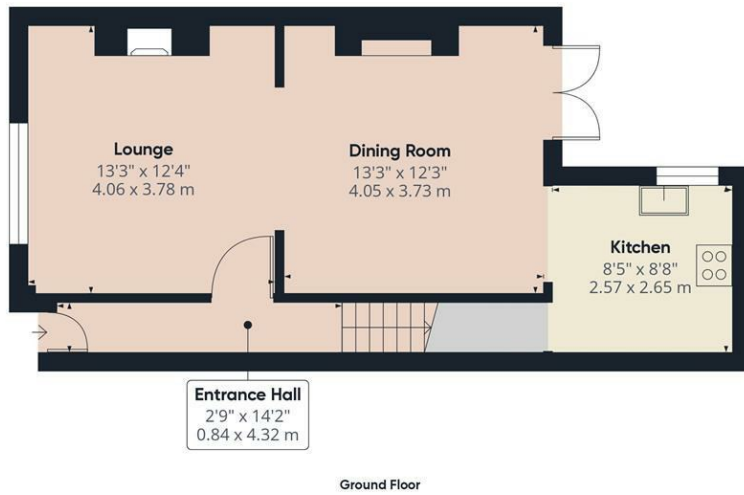
Bathroom

With a white suite comprising panelled bath, wash hand basin and low level WC. Over the bath shower with an anti-splash screen fitted. Tiled areas, double glazed window to the front and ladder radiator. Extractor fan.

Outside

To the front of the property is a garden forecourt whilst, to the rear, is a pleasant, good sized garden with lawn and patio sections. Rear access is provided.





Ground Floor

Approximate total area⁽¹⁾
808.9 ft²
75.15 m²



Floor 1

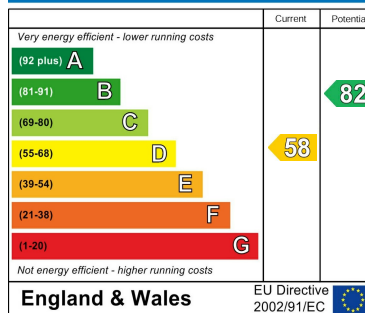
(1) Excluding balconies and terraces

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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