



Southgate  
Flixton  
M41 9EG

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



80 Southgate  
Flixton  
Trafford  
M41 9EG



£595,000

\*A SIGNIFICANTLY EXTENDED FOUR BEDROOM DETACHED PROPERTY BUILT CIRCA 1935, THAT'S ONLY ONE OF FIVE DETACHED PROPERTIES ON THE TREE LINED SOUTHGATE\*

Offering excellent family accommodation just a short stroll from Urmston Meadows. Occupying a generous plot with a delightful, really good sized back garden that offers a good degree of privacy and incorporates a composite decking area. Two separate driveways and a large attached garage providing excellent off-road parking facilities. Two separate reception rooms plus an open plan kitchen/diner. Gas central heating system and double glazing. Well appointed family bathroom with five piece suite. Conveniently situated for local amenities. Freehold. Must be viewed internally to appreciate the excellent standard of presentation right through.

## TO THE GROUND FLOOR

### Porch

Built on at the front of the property of part brick construction with a feature double glazed entrance door and with double glazed windows adjacent. A double glazed door provides access to:

### Entrance Hall

With oak flooring, a radiator and stairs leading off to the first floor rooms with a useful storage cupboard below. Double glazed window to the front and a glazed partition to the lounge.

### Through Lounge

With a double glazed bay window to the front and with bi-folding doors to the rear patio and garden beyond. Attractive feature fireplace and a radiator.

### Sitting Room/Study

With a radiator and a double glazed window to the front. Oak flooring. Access from both the entrance hall and the kitchen.

### Kitchen/Dining Room

With oak flooring right through. The dining area has a radiator and a double glazed sliding patio door to outside. The kitchen section is comprehensively fitted with an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are tiled areas, a double glazed window to the rear and ample space for appliances.

## TO THE FIRST FLOOR

### Landing

With a radiator and double glazed window to the front. Loft access point (the loft is boarded for storage). Fitted linen cupboard.

### Bedroom (1)

With radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space with mirror fronted sliding doors.

### Bedroom (2)

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

### Bedroom (3)

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

### Bedroom (4)

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

### Bathroom

With a white suite comprising panelled bath, two wash handbasins with storage space below and a low level WC. Tiled decor, chrome ladder radiator and spotlighting is provided. There's an entirely separate, walk-in shower compartment.

### Outside

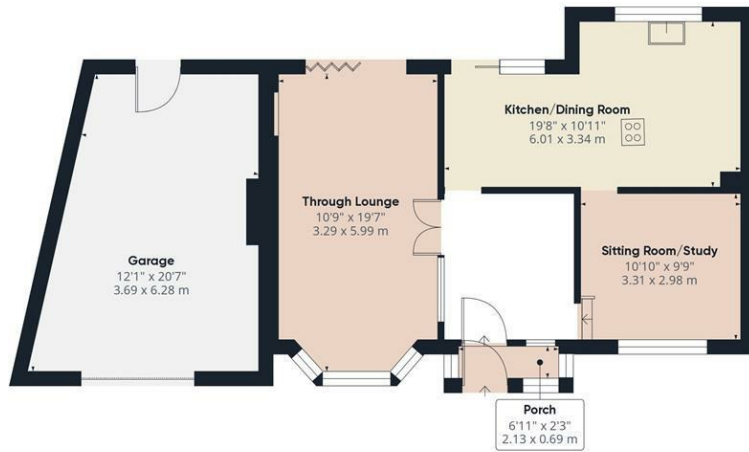
To the front of the property, there are two driveways providing off-road parking facilities and one gives access to a large attached garage with power, lighting and an up and over door. To the rear is a large, secluded garden with a sunny aspect and incorporating a lawn and composite patio section. The rear garden offers a good degree of privacy.

### Additional Information

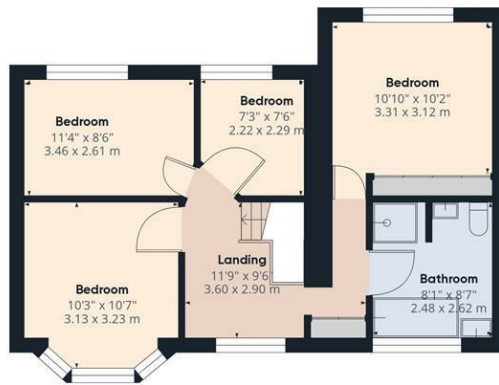
The tenure of the property is FREEHOLD subject to a rentcharge of £5 per annum.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1316.32 ft<sup>2</sup>  
122.29 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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