



Marlborough Road
Flixton
M41 5QG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

20 Marlborough Road
Flixton
Trafford
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£625,000

A SPACIOUS EDWARDIAN SEMI-DETACHED PROPERTY WITH TWO SEPARATE RECEPTION ROOMS, A LARGE BREAKFAST KITCHEN AND TWO BATHROOMS Many original features - full of character. Occupying a really large plot with extensive gardens, off-road parking and an attached garage. Gas Central heating system-combination boiler. Mostly double glazed. Occupying a most convenient location within easy reach of local amenities. Freehold and built circa 1903. Must be viewed to be fully appreciated. Approx 1495 sq ft.

TO THE GROUND FLOOR

Recessed Porch To:

Entrance Hall

With a radiator. Stairs lead off to the first floor rooms with storage space below.

Dining Room

With a radiator and a window to the front. A feature fireplace is inset within the chimney breast.

Lounge

With a radiator and a double glazed window to the rear. A log burner is inset within the chimney breast.

Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working services. There are double glazed windows to 2 elevations and double glazed double doors provide access to outside. Space for appliances with plumbing for an automatic washing machine etc. Integrated appliances comprise oven, hob, extractor and dishwasher. The "Worcester" combination gas central heating boiler is located here and there's a radiator and breakfast bar facility.

Rear Porch

With a double glazed exit door to outside. Radiator. Access to the garage and also to :

Ground Floor Shower Room/WC

With a shower compartment, pedestal wash hand basin and low level WC. Double glazed window to the rear, tiled areas and a radiator.

TO THE FIRST FLOOR

Landing

With a window to the front.

Bedroom (1)

With a radiator and two double glazed windows to the rear. Decorative period style fireplace.

Bedroom (2)

With a radiator and a double glazed window to the rear. Decorative period style fireplace.

Bedroom (3)

With a radiator and a window to the front.

Bedroom (4)

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

Bathroom

With a white suite comprising panelled bath, pedestal wash handbasin and low level WC. Tiled areas, extractor fan and double glazed window to the front.

Outside

To the front of the property is a garden area and a driveway for off-road parking. This also gives access to an attached garage with power, light and an up and over door. To the rear is an extremely large garden with lawn and patio sections that offers a good degree of privacy.

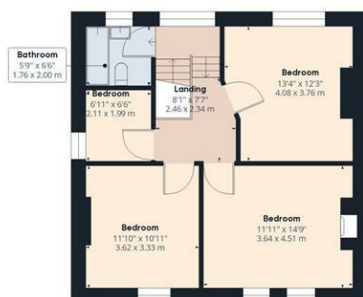


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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1495.43 ft²
138.93 m²

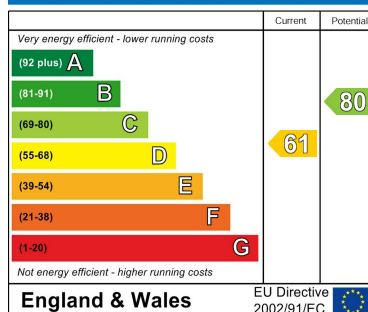
(1) Excluding balconies and terraces

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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