



Carrington Road
Flixton
M41 6HX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

74 Carrington Road
Flixton
Trafford
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£315,000

A MID TERRACED PROPERTY WITH A COURTYARD, PLEASANT GARDENS AND AN OFF ROAD PARKING FACILITY TO THE REAR Approx 747 sq ft.

Excellent standard of presentation. Open plan lounge/kitchen area plus separate dining room. Two good sized bedrooms and a spacious, well appointed bathroom with shower. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Log burner to living room. Fitted kitchen with appliances. Conveniently situated for local amenities. Must be viewed to be appreciated. Ideal first time buy or suitable for downsizers. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule

With a feature entrance door. Opening to:

Dining Room

With a feature radiator and a double glazed window to the front. A door leads from this room to the stairs that leads to the first floor.

Lounge

With a feature radiator and a log burner that's inset within a recess within the chimney breast. Double glazed double doors provide access to outside. Useful understairs storage off and access to :

Kitchen

With a Belfast style sink with mixer tap and a good range of base and wall cupboard units and working surfaces with a "Smeg" range style cooker in situ. Double glazed window to the rear, tiled areas and an extractor hood. Plumbing is provided for an automatic washing machine, there's an integrated dishwasher and a fridge/freezer. A matching cupboard houses the combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a feature radiator and a loft access point. The loft is accessed via a drop-down ladder and is boarded, has a light and is ideal for storage.

Bedroom (1)

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

Bedroom (2)

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

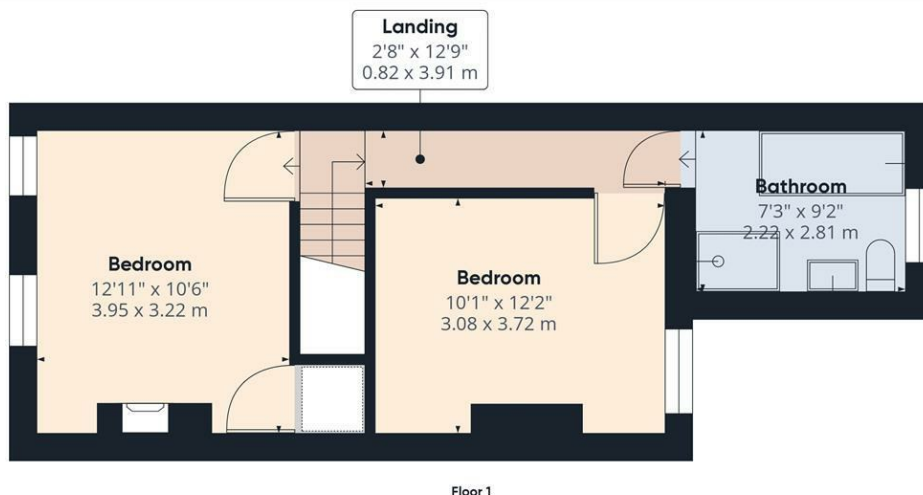
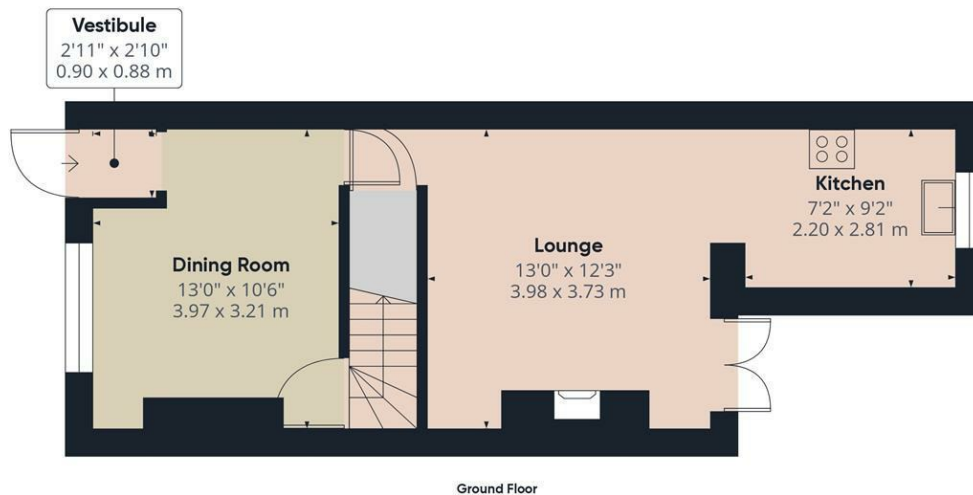
Bathroom

With a white suite comprising freestanding bath, pedestal wash basin and low level WC. Separate, walk-in shower compartment, chrome ladder radiator and double glazed window to the rear. Tiled decor.

Outside

To the front of the property a garden sets the house well back from the road whilst, to the rear, is a good sized, lawned garden and an off-road parking area.





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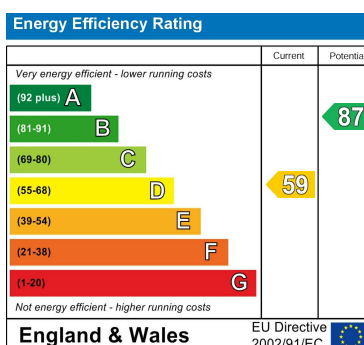
Approximate total area⁽¹⁾
746.81 ft²
69.38 m²

(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.

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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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