



**Barnfield**  
Flixton  
M41 9EN

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



## 4 Barnfield Flixton Trafford M41 9EN



£850,000

\*A SUPERB FOUR BEDROOM EDWARDIAN DETACHED PROPERTY SITUATED ON ONE OF THE AREA'S PREMIER ROADS\* Over 2000 sq ft of accommodation arranged over three floors. Presented in immaculate order throughout with many period features retained including original entrance door. Two separate reception rooms, study plus open plan kitchen/diner with integrated appliances and multi-fuel burner. Upgraded basement providing additional living space suitable for a variety of uses. High quality fixtures and fittings throughout. Four double bedrooms to first floor plus a beautifully appointed bathroom with underfloor heating. Excellent off road parking facilities to the front on a gated driveway plus delightful enclosed rear garden with raised patio areas ideal for alfresco dining during the summer months. Positioned within easy reach of local amenities and access close by to Urmston Meadows. A quite superb property that must be viewed to be appreciated. Virtual Tour Available.

### TO THE GROUND FLOOR

#### Entrance Hall

With stairs off the first floor rooms. Two radiators with decorative covers. Cherry wood flooring. Original feature entrance door with leaded lights and stained glass inserts. Further double glazed encapsulated stained glass window to the side elevation. Door off to the basement.

#### Dining Room

With an encapsulated stained glass double glazed picture window to the front elevation. Cherry wood flooring. Feature recess inset within the chimney breast with surround and tiled hearth. Radiator.

#### Lounge

With an encapsulated stained glass double glazed bay window to the front elevation. Cherry wood flooring. Two further double glazed windows to front and rear elevation ensuring an abundance of natural light. Open feature fireplace with tiled hearth and surround. Radiator with a decorative cover. Picture rail and coving providing period features to this welcoming reception room.

#### Study

With a double glazed window to the side elevation. Cherry wood flooring. Radiator.

#### Kitchen/Diner/Breakfast Room

With an excellent range of base and wall Siematic cupboard units and Corian working surfaces incorporating a one and a half bowl inset sink unit. Miele integrated dishwasher. Neff induction six ring induction hob with extractor above. AEG oven and built-in microwave. Liebherr integrated fridge freezer. Duncley dual fuel burner inset within an exposed brick chimney breast. Double glazed patio doors lead out to the rear patio and there is a further double glazed window to the rear with perfect fit blinds installed. Double glazed exit door to the rear patio and garden beyond. Spotlighting. Radiator. Built in cupboard to alcove. Amtico flooring. Door off to:

#### Downstairs WC

With a wash hand basin with low level WC. Chrome ladder radiator. Extractor fan.

### BASEMENT

Providing excellent additional living/utility space suitable for a variety of uses. There is an oak work surface with Belfast sink and mixer tap. Plumbing for a washer and dryer is provided underneath the work surface. Radiator. Spotlighting. Fitted storage also housing the Worcester combination gas central heating boiler. Double glazed window to the side elevation.

### TO THE FIRST FLOOR

#### Landing

Original feature window to the side elevation with leaded lights and stained glass inserts with plantation shutters fitted. Further encapsulated stained glass double glazed windows to the front elevation with plantation shutters. Radiator.

#### Bedroom (1)

With encapsulated stained glass double glazed bay windows to the front elevation. Two further double double glazed windows to front and rear elevations providing ample natural light to this room. Feature decorative cast-iron fireplace set within the chimney breast with tiled inserts and surround. Radiator with decorative cover.

#### Bedroom (2)

With stained glass encapsulated double glazed window to the front elevation. Decorative cast-iron feature fireplace. Radiator. Fitted wardrobes to alcoves either side of the chimney breast.

#### Bedroom (3)

With a double glazed window to the rear elevation. Decorative cast iron fireplace. Fitted shelving and storage to alcoves. Radiator.

#### Bedroom (4)

With double glazed window to the rear elevation. Radiator. Cast decorative feature fire.



### Bathroom

A most attractive bathroom with tiled areas, spotlighting and double glazed window to the rear elevation. Freestanding bath with shower attachment over. Chrome ladder radiator. Walk-in shower enclosure. Vanity unit with storage below. Low-level WC. Underfloor heating. Loft access point.

### Outside

To the front elevation is a gated off-road parking facility for at least three cars on an imprinted concrete driveway. To the rear is a beautifully landscaped enclosed garden with raised patio and lawn areas with further patio area with timber storage shed. From the rear there is access to the basement.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 29/09/1905. A ground rent is payable of £10 per annum.

The property has an alarm system installed.



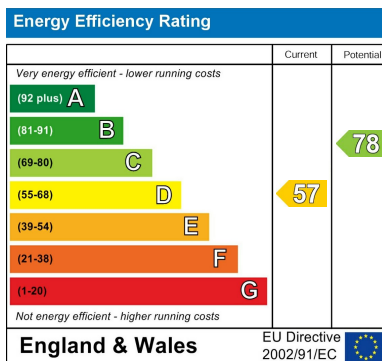






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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour 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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