



**The Crescent**  
Flixton  
M41 5QR

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



47 The Crescent  
Flixton  
Trafford  
M41 5QR



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£425,000

\*A SUPERBLY PRESENTED, MUCH IMPROVED AND SKILFULLY EXTENDED THREE BEDROOM OLDER-STYLE SEMI-DETACHED PROPERTY\* Fantastic open plan kitchen/dining/family room with access off to the delightful rear garden. Separate front lounge with log burner. Useful utility room. Integrated appliances to the kitchen area. Well appointed bathroom with separate, walk-in shower. Gas central heating system-combination boiler. Enclosed garden to the rear with decking patio and lawn. Has to be viewed to be appreciated. Freehold. Occupying a popular and convenient location that's within easy reach of local amenities. Literally drop your bags and move in. Electric charging point provided. Approx 1066 sq ft. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator with a decorative cover, wood effect flooring and stairs leading off to the first floor rooms with useful storage space below.

### Lounge

With a feature radiator and a log burner inset within the chimney breast with a feature mantle. The perimeter of the room has original parquet flooring with provision for carpeting inset.

### Utility Room

With plumbing for an automatic washing machine, space for a dryer and wood effect flooring. Shelving and work surface. The Glo-worm combination gas central heating boiler is located here, there's an extractor fan and a door leads through to:

### Open Plan Kitchen/Dining/Family Room

With a sink with a feature mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There's an integrated fridge, freezer and dishwasher. Wood effect flooring right through. Double glazed window to the rear in addition to a double glazed sliding patio door to the rear patio and garden beyond. Central island unit with breakfast bar facility, three Velux windows provide an abundance of natural light in the extension and there's a radiator with a decorative cover in addition to a further radiator. Feature, contemporary fire in the sitting room section.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side and a loft access point.

### Bedroom (1)

With a radiator and a double glazed window to the front. Excellent range of fitted wardrobes and storage space.

### Bedroom (2)

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

### Bedroom (3)

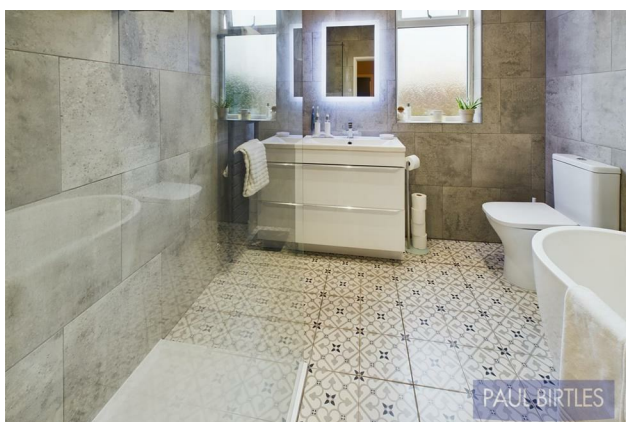
With a radiator and double glazed window to the front.

### Bathroom

With a freestanding bath, wash handbasin with storage space below and a low level WC. There's a separate, walk-in shower compartment, tiled decor, an extractor fan and a double glazed window to the rear. Feature radiator.

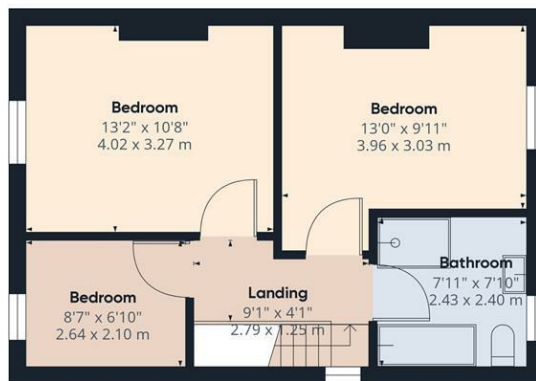
### Outside

To the front of the property is a block paved forecourt whilst, to the rear, is an enclosed garden with a decking patio section and lawn. Timber shed for storage.





Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
1065.64 ft<sup>2</sup>  
99 m<sup>2</sup>

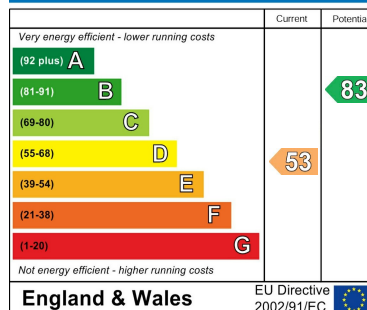
(1) Excluding balconies and terraces

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



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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