



Irlam Road
Flixton
M41 6WF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

175 Irlam Road
Flixton
Manchester
M41 6WF



Offers Over £325,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY BUILT IN THE 1970'S Most attractive open plan ground floor accommodation. Garage converted and currently utilised as a bedroom with en-suite facilities by the present owners. Re-wired and new fitted kitchen, with integrated appliances, in recent times. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Gardens to the front and rear, off-road parking and a large storage facility within the enclosed rear garden. Occupying a popular and sought after location. Freehold. Must be viewed to be appreciated. Virtual Tour Available. Approx 916 sq ft.

TO THE GROUND FLOOR

Entrance Area

With a UPVC entrance door and with a double glazed window adjacent.

Through Lounge/Dining Room

With two radiators. Stairs lead off to the first floor rooms with a useful storage cupboard adjacent. Double glazed window to the front and a double glazed sliding patio door provides access to the rear garden. There's a display recess inset within the chimney breast. Opening to:

Kitchen

Recently re-fitted with a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working services incorporating an oven, hob and extractor. Plumbing is provided for an automatic washing machine, double glazed window to the rear and integrated fridge, freezer and dishwasher. Breakfast bar facility.

Garage Conversion/Ground Floor Bedroom

Currently in use as a ground floor bedroom with a radiator and a double glazed window to the front. Access to:

En-Suite Facilities

With a walk-in shower, wash hand basin with storage space below and a low-level WC. Tiled areas, extractor fan and a chrome ladder radiator. Double glazed window to the side.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side, a loft access point and a radiator at the top of the stairs.

Bedroom (1)

With a radiator and a double glazed window to the front. Range of mirror fronted fitted wardrobes.

Bedroom (2)

With radiator and a double glazed window to the rear.

Bedroom (3)

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

Bathroom

With a three-piece suite comprising panelled bath, wash hand basin with storage space below and a low-level WC. Double glazed window to the side, tiled decor and a radiator. A shower is installed over the bath and a rail and curtain are fitted. A cupboard houses the combination gas central heating boiler and there's also a linen/storage cupboard.

Outside

To the front of the property is a lawned garden and a driveway for off-road parking. To the rear is an enclosed garden with a lawn and patio in addition to a large outside storage facility with power and lighting.



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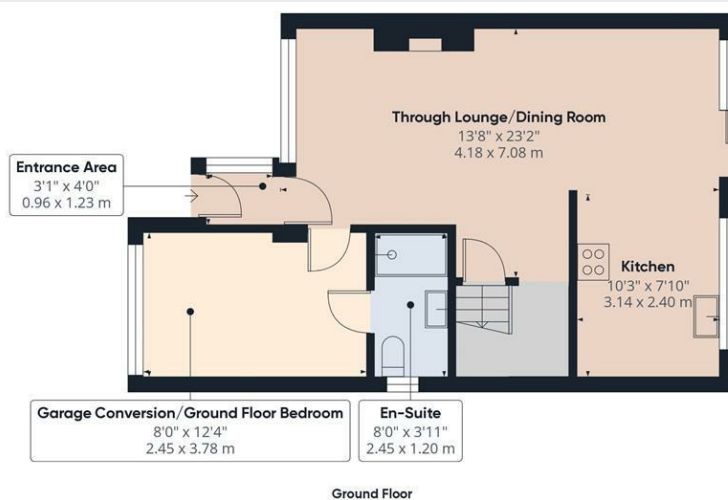
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Approximate total area⁽¹⁾
916.43 ft²
85.14 m²

(1) Excluding balconies and terraces

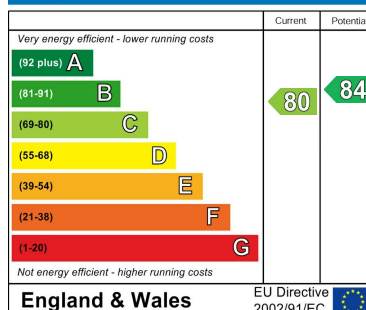
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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