



Gleneagles Road
Flixton
M41 8SE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

20 Gleneagles Road
Flixton
Manchester
M41 8SE

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

OCCUPYING A LARGE CORNER PLOT IN A HIGHLY REGARDED AND SOUGHT AFTER LOCATION A RARE OPPORTUNITY TO PURCHASE A DETACHED PROPERTY THAT HAS BEEN SIGNIFICANTLY EXTENDED TO THE SIDE AND REAR THAT NOW REQUIRES COMPLETION OFFERING A PURCHASER SCOPE TO FINISH THE PROPERTY TO THEIR OWN REQUIREMENTS AND SPECIFICATIONS. Once completed the property will offer spacious family accommodation of approx 2191sq ft with ground floor accommodation extending close to 1500sq ft which incorporates a separate lounge plus open plan kitchen/living/family room with roof lantern and two sets of bi-fold doors. The ground floor would also incorporate a downstairs WC/utility room plus storage garage. To the first floor, there would be four double bedrooms and two bathrooms, one being en-suite to the master bedroom. Externally the property benefits from excellent off road parking facilities to the front. To the side and rear are enclosed gardens offering a good degree of privacy. There is scope to enlarge the property further if required with planning permission passed for a loft conversion under the original planning permission. Must be viewed to be appreciated.

Offers Over
£675,000



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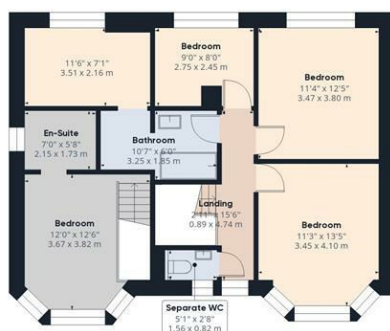


Ground Floor

Approximate total area⁽¹⁾

2190.8 ft²

203.53 m²



Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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