



Lawrence Road  
Flixton  
M41 8UN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

23 Lawrence Road  
Flixton  
Manchester  
M41 8UN



£375,000

\*OCCUPYING A FULLY ENCLOSED  
CORNER PLOT IN A POPULAR AND  
HIGHLY REGARDED LOCATION\*

An inter-war built three/four bedroom detached property. Benefiting from a ground floor extension that enlarges the kitchen and provides a ground floor bedroom or study. Spacious through lounge. Fitted dining kitchen with appliances. Well appointed bathroom with shower. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Off-road parking facilities on a gated driveway. Garden areas to the front, side and rear. Freehold. Conveniently situated within easy reach of local facilities. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With a double glazed entrance door and side panels. A further double glazed door provides access to:

### Entrance Hall

With a radiator, a double glazed window and stairs leading off to the first floor rooms. Wood effect flooring.

### Through Lounge

With a coal effect fire set within a feature fireplace. There are two radiators, a double glazed bay window to the front and double glazed double doors with, adjacent windows, to the rear garden.

### Dining Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Plumbing is provided for an automatic washing machine, there are tiled areas and an integrated fridge and freezer. Double glazed exit door and window to the rear elevation. Radiator. Door to:

### Downstairs Bedroom (4)/Study

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

## TO THE FIRST FLOOR

### Landing

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

### Bedroom (1)

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

### Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low-level WC. Tiled decor, double glazed window to the front and an extractor fan. Chrome ladder radiator and spotlighting is provided. A shower is installed over the bath and an anti-splash screen is fitted.

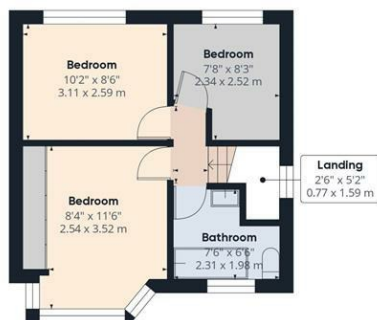
### Outside

The property occupies a fully enclosed, corner plot with easily managed garden areas to the front, side and rear. There are off-road parking facilities for two cars on a driveway. To the side of the property is a patio section that offers a good degree of privacy.





Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

823.64 ft<sup>2</sup>

76.52 m<sup>2</sup>

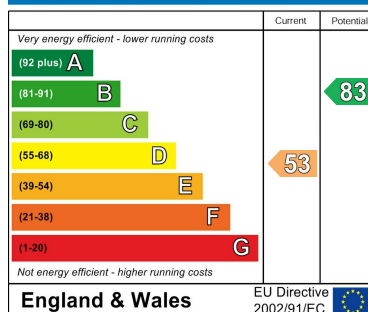
(1) Excluding balconies and terraces

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 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.

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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