



Thorne Avenue  
Flixton  
M41 5PY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



3 Thorne Avenue  
Flixton  
Manchester  
M41 5PY



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Offers Over £400,000

\*A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY WITH A SIGNIFICANT GROUND FLOOR EXTENSION BENEFITING FROM A SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM\* Separate lounge, utility room and downstairs WC. Well appointed family bathroom with shower. Gas central heating system and double glazing. Off-road parking facilities to the front for two cars. Enclosed garden to the rear with a southerly aspect. Occupying a most convenient cul-de-sac location that's within easy reach of local amenities. Leasehold for the residue of 999 years from 30/11/1931. Must be viewed to be appreciated.

## 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 and stairs leading off to the first floor rooms with storage space below. Double glazed window to the front adjacent to the entrance door.

### Lounge

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

### Open Plan Kitchen/Dining/Family Room

With a single drainer sink unit with mixer tap and a superb range of base and wall cupboard units and working surfaces incorporating a double oven, hob and extractor. Integrated appliances comprise fridge, freezer and dishwasher. Central island unit. Breakfast bar facility with space for three stools, there are three radiators in total and there's wood effect flooring right through. Double glazed window to the rear overlooking the garden, double glazed double doors to outside and two Velux roof windows in the extension area.

### Utility Room

With a single drainer stainless steel sink unit with mixer tap and a range of cupboard units with working surface above. Wood effect flooring to match the kitchen, double glazed window to the rear and a radiator. Tiled areas and access to:

### Downstairs WC

With a low-level WC and wash hand basin with storage space below. Chrome ladder radiator, extractor fan and spotlighting.

## TO THE FIRST FLOOR

### Landing

Landing with a double glazed window to the side and a loft access point with a drop-down ladder.

### Bedroom (1)

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

### Bathroom

A well appointed bathroom with a white suite comprising panelled bath, wash handbasin with storage space below and a low-level WC. Tiled decor, radiator and mirror fitment. A shower is installed over the bath and an anti splash screen is fitted. Double glazed window to the rear.

### Outside

To the front of the property is an off-road parking facility for at least two cars that also gives access to a storage garage. To the rear is a pleasant, enclosed garden with lawn, patio section and stocked flowerbeds.



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

1093 ft<sup>2</sup>

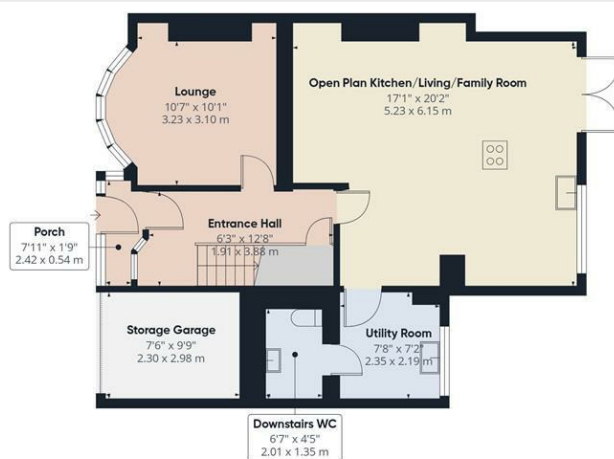
101.7 m<sup>2</sup>

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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