



Cotswold Avenue
Flixton
M41 8SZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

7 Cotswold Avenue
Flixton
Trafford
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Offers Over £395,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Situated in a popular and sought after location that's within easy reach of local amenities. Office/study plus useful ground floor shower room/WC. Through lounge with feature fireplace. Extended, good sized kitchen. Well appointed family bathroom with shower. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Off-road parking facilities to the front. Delightful, enclosed rear garden with patio, lawn etc. Covered veranda directly to the rear of the house. Large timber outbuilding within the rear garden suitable for use as a garden room/gym/home office etc. Must be viewed to be appreciated. Freehold subject to an annual chief rent of £4. Has to be viewed to be fully appreciated. Virtual Tour Available. Approx 816 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a radiator, wood effect flooring and stairs leading off to the first floor rooms. Access to:

Office/Study

With a radiator, wood effect flooring and a double glazed window to the front. Access to:

Downstairs Shower Room/WC

With a walk-in shower compartment, pedestal wash hand basin and low level WC. There are tiled areas, a loft access point and an extractor fan. Radiator.

Through Lounge

With two radiators, wood effect flooring and a double glazed bay window to the front. Attractive feature fireplace. Double glazed double doors lead to the rear Veranda and garden beyond. Open to:

Extended Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are two double glazed windows to the rear, plumbing is provided for an automatic washing machine and there's space for a fridge/freezer. Tiled areas. Radiator.

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 wood effect flooring. Good range of fitted wardrobes and storage space with matching dressing table facility.

Bedroom (2)

With a radiator, a double glazed window to the rear and wood effect flooring.

Bedroom (3)

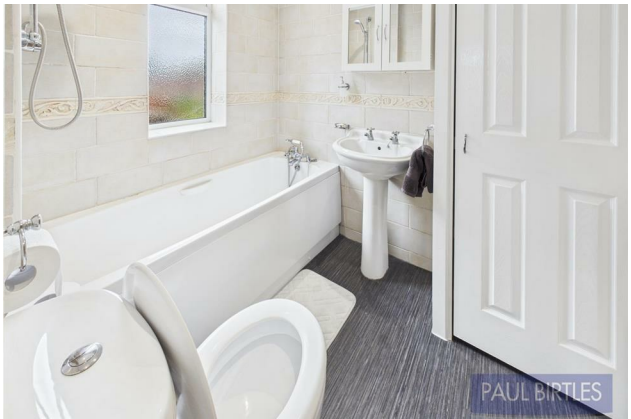
With a radiator, a double glazed window to the front and wood effect flooring.

Bathroom/WC

With a three-piece white suite comprising panelled bath, pedestal wash handbasin and low level WC. There are two showers fitted over the bath. Period style fittings. Tiled decor, double glazed window to the side and an extractor fan. Radiator.

Outside

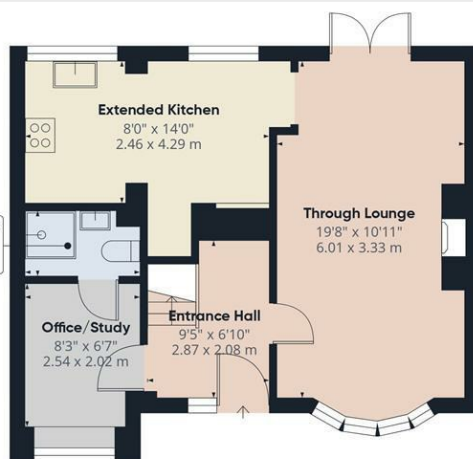
To the front of the property is an off-road parking facility and a stocked flowerbed. Directly to the rear of the property is a veranda providing a covered outside seating area and giving access to a delightful, good sized rear garden with lawn, patio and a water feature. Within the rear garden is a large timber outbuilding, with power and light laid on, currently in use as a gym/garden room/home office. There is also a timber shed for storage.



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Downstairs Shower Room/WC
3'6" x 6'7"
1.07 x 2.01 m



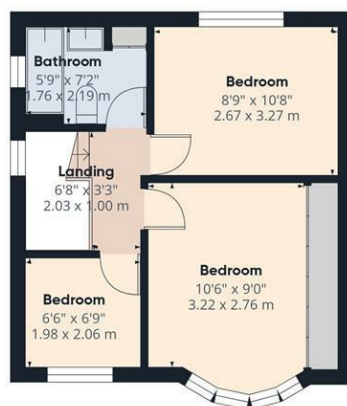
Ground Floor Building 1

Approximate total area⁽¹⁾
816 ft²
75.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	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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