







**Wyndcliff Drive**Flixton
M41 6LH

PAUL BIRTLES

SALES · RENTALS · MANAGEMENT

**42 Wyndcliff Drive** Flixton

**Trafford** 

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# £425,000

\*A SIGNFICANTLY EXTENDED FOUR DOUBLE BEDROOM SEMI-DETACHED PROPERTY\* Offering spacious family accommodation of approx 1319 SQ FT. Scope for buyers to personalise to their own requirements. Two separate reception rooms plus kitchen/diner. Four well proportioned bedrooms plus further room off bedroom (1) that is suitable for variety of uses. Bathroom and separate WC. Integral garage. Enclosed rear garden. Freehold. Situated in a popular and convenient location within easy reach of local amenities, train station and well regarded local schools. Must be viewed to be appreciated. Virtual Tour Available.

### TO THE GROUND FLOOR

### **Porch**

To:

### **Entrance Hall**

With stairs off to the first floor rooms. Useful under the stairs storage/cloaks cupboard off. Radiator.

# **Dining Room**

With double glazed bay windows to the front elevation. Two radiators. Feature fireplace.

# **Extended Rear Lounge**

With a double glazed window to the rear. Radiator. Electric fire set within a feature surround.

#### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit. Double glazed window to the rear. Exit door to rear and further window to the side elevation. Electric hob with oven/grill combined with extractor canopy above. Integrated dishwasher. Plumbing for washer. Radiator. Wall mounted British Gas central heating boiler.

### TO THE FIRST FLOOR

# Landing

With a loft access point.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Archway open to a further room that has a double glazed window to the front with fitted wardrobes. This room could be utilised for a variety of uses including walk-in wardrobe/nursery/home office or could be converted (subject to any necessary consents required) to an en-suite or fifth bedroom.

# Bedroom (2)

Double glazed windows to the rear. Radiator. Excellent range of fitted wardrobes.

### Bedroom (3)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

#### Bedroom (4)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

# **Separate WC**

With a double glazed window to the rear. Low level WC.

#### **Bathroom**

With a panelled bath and pedestal wash hand basin. Double glazed window to rear. Radiator. Cylinder/airing cupboard off. A shower is installed over the bath with a rail and curtain fitted.

#### Outside

To the front is an off road parking facility. There is an integral garage with an up and over door. To the rear is an enclosed garden, mainly laid to lawn with well stocked borders and summer house.

#### **Additional Information**

The property is unregistered at land registry. The tenure is FREEHOLD.







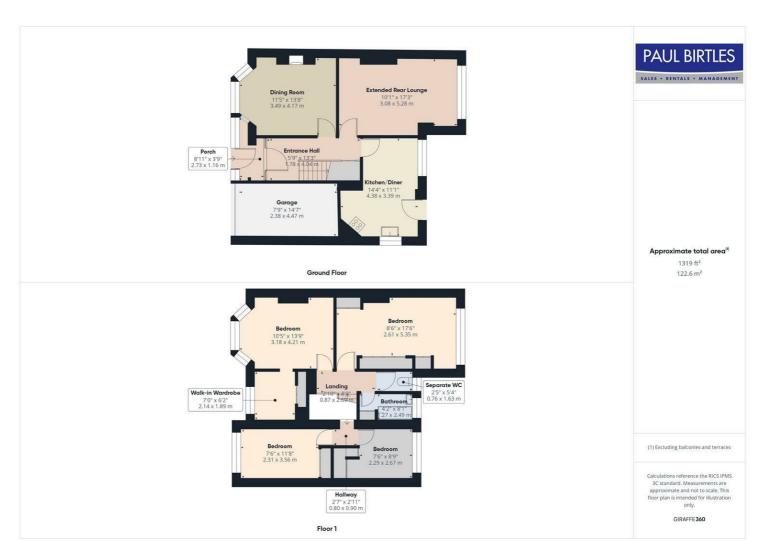


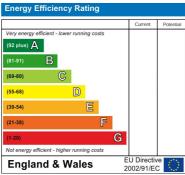












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