



**Windsor Avenue**  
Flixton  
M41 5GP

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



13 Windsor Avenue  
Flixton  
Trafford  
M41 5GP



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£425,000

**\*NO ONGOING VENDOR CHAIN\*** A four bedroom Victorian semi-detached property. Offering spacious family accommodation of approx 1118 sq ft. Stylishly presented mixing contemporary features with period charm and character. Lounge plus open plan kitchen/diner. Well appointed bathroom. With a skilfully executed loft conversion with an en-suite WC. Good sized enclosed rear garden with a southerly aspect and backing onto allotments. Off road parking to the front for two cars. Situated in a popular and well regarded location within close proximity of well regarded local schools, Urmston Town Centre and Flixton Park. Within easy reach of Urmston, Chassen Road and Flixton Train stations Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door and stairs off to the first floor rooms. Radiator. Built in meter-cupboards. Understairs storage off where the combination gas central heating boiler is located.

### Lounge

With a double glazed bay window to the front with fitted blinds. A most attractive coal effect gas fire is set within a feature surround. Wood laminate flooring. Radiator. Wall light point.

### Open Plan Kitchen/Diner

In the kitchen section is an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Tiled splashbacks and flooring. Built in Bosch double oven and Baumatic microwave. Integrated washing machine. Plumbing for a dishwasher. Island unit with induction hob. Spotlighting. In the dining section is a radiator, and built in storage/shelving to alcove. This room is flooded with natural light with a double glazed window to the rear and double glazed patio doors leading out to the rear patio and garden beyond.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side elevation.

### Bedroom (1)

With a double glazed window to the rear with an outlook over allotments. Radiator.

### Bedroom (2)

With a double glazed sash window to the front. Radiator. Laminate flooring.

### Bedroom (3)

With a double glazed sash window to the front elevation. Radiator. Laminate flooring. Radiator.

### Bathroom

With a white suite comprising 'P' shaped bath, low level WC and pedestal wash hand basin. A shower is installed over the bath with an anti-splash screen fitted. Further 'Telephone' style shower attachment over the bath. Double glazed window to the rear. Tiled areas. Spotlighting. Period style radiator.

## A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:

### Bedroom (4)

With a Velux window to the rear elevation. A skilfully executed loft conversion. Exposed floorboards and exposed feature chimney breast. Door off to:

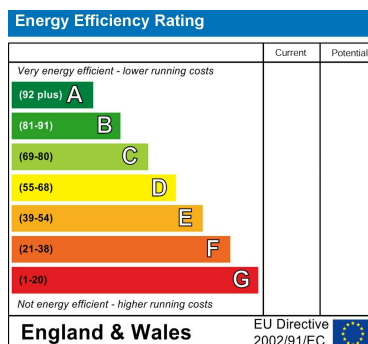
### Separate WC

With a low level WC and vanity wash hand basin.

### Outside

To the front of the property is an off road parking facility for two cars on a block paved driveway. To the rear is a good sized enclosed garden with patio, decked and lawned areas with a southerly aspect. Rear access gate, onto the allotments.





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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