



PAUL BIRTLES



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128 Flixton Road | Urmston | Manchester | M41 5BG
Offers Over £750,000

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128 Flixton Road

Urmston

O/O £750,000

A SUBSTANTIAL DETACHED PROPERTY THAT OFFERS FLEXIBLE ACCOMMODATION WITH UP TO SIX BEDROOMS Constructed originally in 1987 as a bungalow and extended later to provide two additional first floor double bedrooms and a bathroom. Occupying a really generous plot and set well back from Flixton Road. Excellent standard of presentation right through. Gas central heating and double glazing. Two full bathrooms plus two additional WCs. Extensive off road parking facilities and large, brick built detached garage. Delightful rear garden with covered patio and Summer House. Within easy reach of the town centre facilities. Approximately 2297 square feet of accommodation. Really has to be seen to be appreciated.

TO THE GROUND FLOOR

Porch

With a double glazed entrance door and side panels.

Entrance Hall

With two radiators and a walk-in storage facility off. Further cloaks cupboard off.

Bedroom 12' 5" x 7' 9" (3.78m x 2.36m)

With a radiator and double glazed windows to two elevations.

Lounge/Dining Room 17' 11" x 16' 7" (5.46m x 5.05m)

Accessed from the hallway via double doors. There are two radiators and double glazed double doors with side windows leading out to the front garden. Stairs lead off to first floor rooms.

Cloak Room

With a white suite comprising wash hand basin and low level WC. Extractor fan.

Bedroom 12' 0" x 8' 9" (3.65m x 2.66m)

With a radiator and a double glazed window to the side elevation. Measured to the back of a range of fitted wardrobes and storage space with sliding doors. Ceiling fan.

Family Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Separate, walk-in shower area, tiled decor and a double glazed window to the side. Ladder radiator and fitted storage area.

Bedroom 12' 0" x 9' 10" (3.65m x 2.99m)

With a radiator and a double glazed window to the rear overlooking the garden. Measured to the back of a range of fitted wardrobes and storage space with sliding doors. Ceiling fan.

Bedroom 12' 5" x 12' 0" (3.78m x 3.65m)

With a radiator and a double glazed window to the rear overlooking the garden. Double glazed double doors to outside. Range of fitted wardrobes and storage space with sliding doors. Ceiling fan.

Breakfast Kitchen 13' 8" x 13' 0" (4.16m x 3.96m)

With a stainless steel sink unit and an excellent range of fitted base and wall cupboard units and working surfaces incorporating a double oven, microwave and five ring gas hob. Integrated dishwasher and breakfast bar facility. Radiator and double glazed exit door. Double glazed window to the porch.

Dining/Sitting Room 18' 8" x 18' 4" (5.69m x 5.58m)

'L' shaped with maximum length and width measurements provided. There are three radiators, bi-folding doors to the rear patio and garden beyond and a double glazed double doors to the front. Door off to a:

Utility Room 10' 0" x 5' 0" plus recess (3.05m x 1.52m)

With a double glazed window to the front, a single drainer stainless steel sink unit, cupboard space, working surfaces and plumbing for a washer. The condensing gas central heating boiler is located here.

Downstairs WC /Shower Room

With a low level WC and wash hand basin. Tiled areas, walk-in shower compartment and an extractor fan.

TO THE FIRST FLOOR

Landing

With a Velux and space for sofa. Substantial storage/wardrobe area off with double doors.

Bedroom 17' 0" x 14' 10" (5.18m x 4.52m)

With a double glazed window to the rear overlooking the garden. Measured to the back of an excellent range of fitted wardrobes/storage space with sliding doors. Radiator and Velux window to provide additional natural light.

Bedroom 14' 8" x 14' 8" (4.47m x 4.47m)

With a double glazed window to the front and a Velux window to provide additional natural light. Radiator.

Bathroom

A beautifully appointed bathroom with a white suite comprising panelled bath, wash hand basin with storage space below, low level WC and bidet. Large walk-in shower area. Tiled decor, spotlighting and Velux window. Feature chrome radiator.

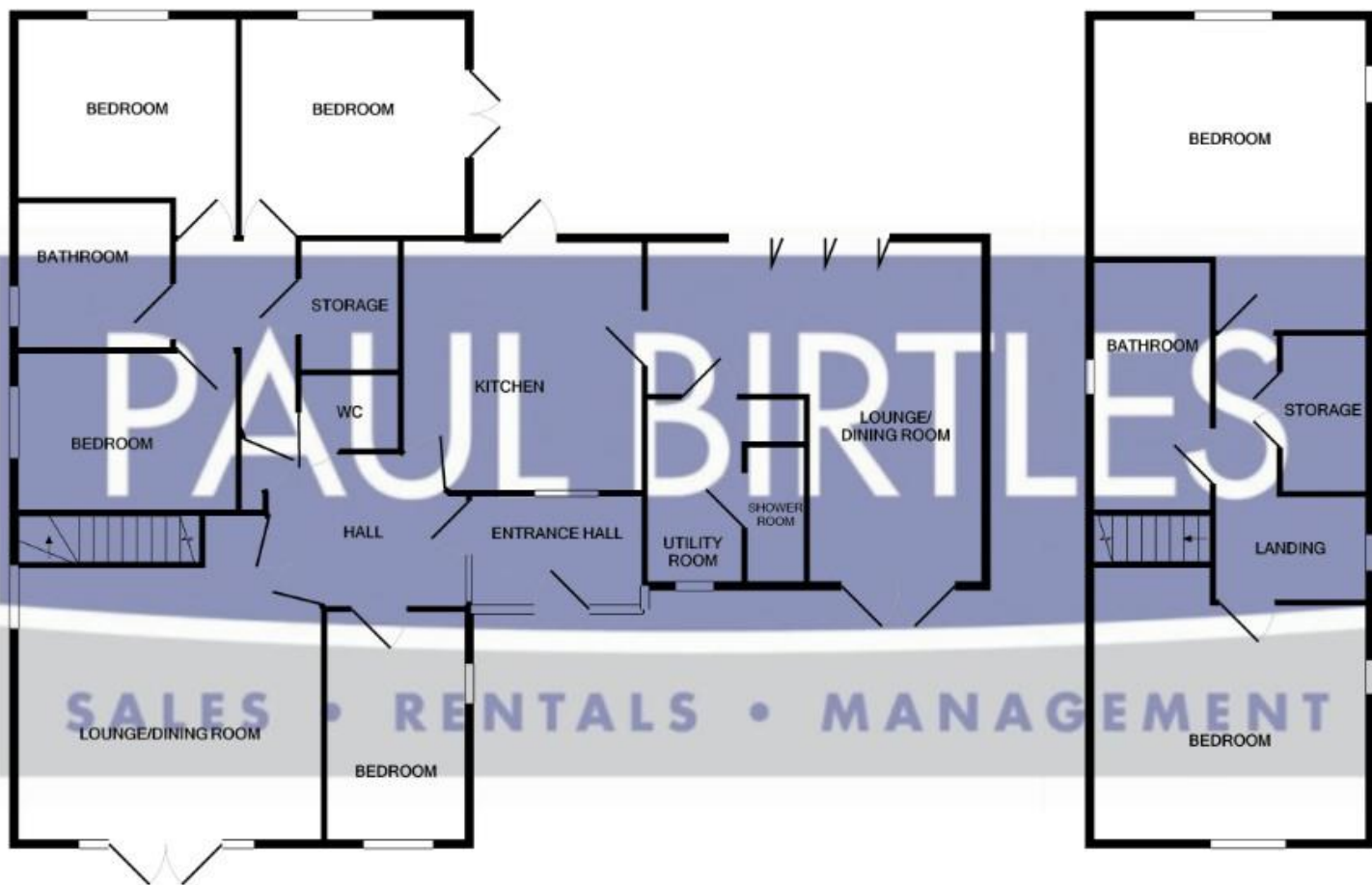
Outside

To the front of the property are extensive off road parking facilities for numerous vehicles along with a DETACHED BRICK GARAGE currently in use as a workshop and storage facility.

There's a really good sized rear garden with lawn, substantial covered patio area and a large decking patio section that provides access to a SUMMER HOUSE, with power lighting and a TV aerial. Outside power and water supply etc.



To view this property call Paul Birtles Estate Agents on **0161 747 9095**



GROUND FLOOR
APPROX. FLOOR
AREA 1625 SQ.FT.
(150.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2297 SQ.FT. (213.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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