



7 Tilby Close | Flixton | Manchester | M41 6JN
£465,000

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



7 Tilby Close

Flixton

£465,000

A WELL PRESENTED FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY THAT OFFERS SPACIOUS FAMILY ACCOMMODATION IN A MOST CONVENIENT LOCATION Shops, schools and public transport are all close at hand. The property benefits from a gas central heating system, double glazing and a garage. There are pleasant gardens to the front and rear and excellent off road parking facilities. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

An impressive entrance area with a feature entrance door with a double glazed window adjacent. There's a radiator, laminate flooring and stairs that lead off to the first floor rooms. Door to :

Downstairs WC

Well appointed with a white suite comprising low level WC and wash hand basin. Tiled decor.

Lounge 18' 1" x 11' 4" (5.51m x 3.45m)

Having two radiators and a double glazed window to the front elevation. A coal effect fire provides a focal point of this excellent living space and is set within a feature fireplace. Laminate flooring. Double doors provide access to :

Dining Room 10' 1" x 7' 8" (3.07m x 2.34m)

Having a radiator and laminate flooring. A double glazed sliding patio door provides access to :

Conservatory 12' 3" x 9' 3" (3.73m x 2.82m)

Built on at the rear of the property of part brick construction. There are double glazed units all round and double glazed double doors provide access out to the rear garden.

Kitchen 10' 0" x 9' 9" (3.05m x 2.97m)

Well fitted with a range of base and wall cupboard units and working surfaces that incorporate a one and a half bowl single drainer stainless steel sink unit and an oven, hob and extractor canopy. Plumbing is provided for an automatic washer, there's a radiator and tiled areas. A double glazed window provides an outlook over the garden and there's an integrated fridge. A door provide access to the garage.

TO THE FIRST FLOOR

Landing

Benefitting from a radiator, a loft access point and an airing cupboard off.

Bedroom (1) 12' 10" x 11' 0" (3.91m x 3.35m)

Having a radiator and a double glazed window to the front. Measurements are to the back of an excellent range of fitted wardrobes and storage space. Ceiling fan and access to:

En-suite

Having a walk-in shower, pedestal wash hand basin and low level WC. There's attractive tiled decor, a ladder radiator and a double glazed window to the front.

Bedroom (2) 18' 6" x 8' 0" (5.63m x 2.44m)

A splendid sized bedroom with radiators and double glazed windows to each end of the room. Laminate flooring.

Bedroom (3) 9' 7" x 8' 6" (2.92m x 2.59m)

Having a radiator and a double glazed window to the rear. Range of fitted wardrobe and storage space with a dressing table facility.

Bedroom (4) 9' 0" x 8' 6" (2.74m x 2.59m)

Having a radiator and a double glazed window to the rear. Range of fitted wardrobe and storage space with a dressing table facility.

Family Bathroom

A well appointed bathroom with a three piece white suite comprising a panelled bath, a pedestal wash hand basin and a low level Wc. There's an over the bath shower fitted along with an anti splash screen. Double glazed window to the side, ladder radiator and tiled areas.

Outside

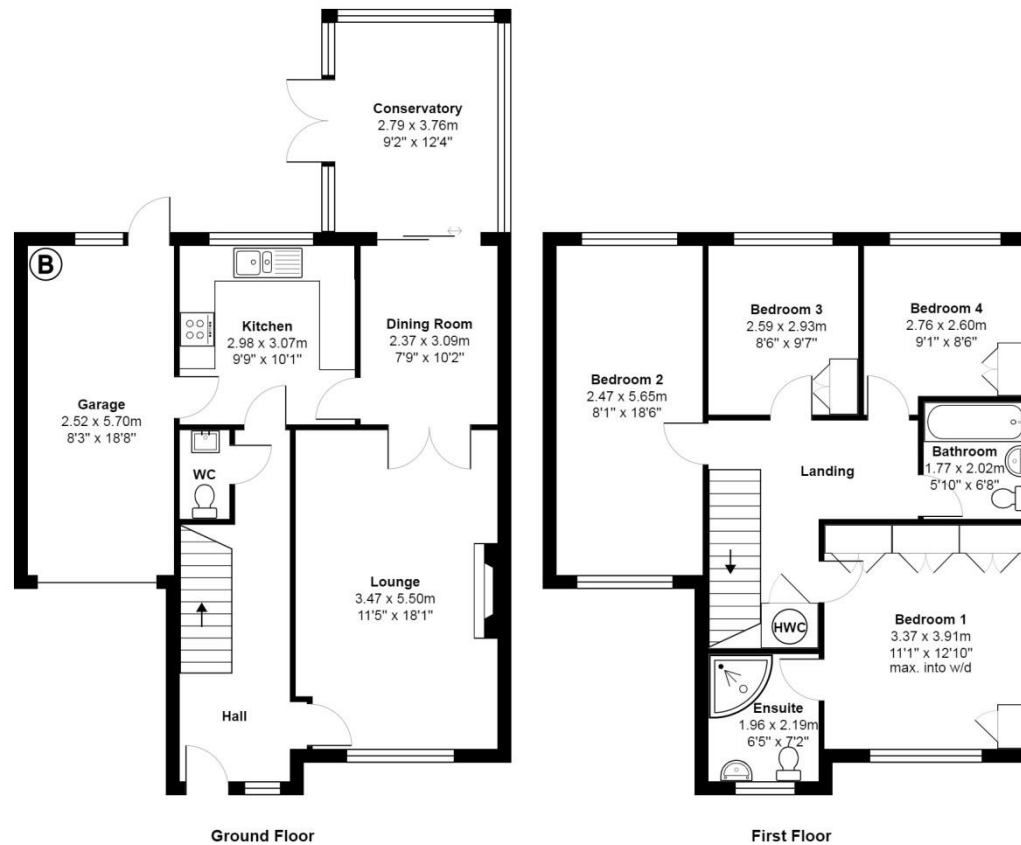
The property occupies a generous plot with attractive garden areas to both the front and rear. There are excellent off road parking facilities on a driveway that also provides access to an INTEGRAL GARAGE (19'4" x 8'3" internally approx) with a double glazed window and a door to the garden. There's power, lighting and an up and over door and the " Vaillant " gas central heating boiler is located here.

Additional Information

The tenure of the property is FREEHOLD.



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



Total Area: 137.8 m² ... 1483 ft²

All measurements are approximate and for display purposes only

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 7 days a week. Get in touch today!

3 Flixton Road, Urmston, M41 5AW

T: 0161 747 9095 E: urmston@paulbirtlesestateagents.co.uk

www.paulbirtlesestateagents.co.uk

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT