



Chesham Avenue  
Flixton  
M41 8SS

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

13 Chesham Avenue  
Flixton  
Trafford  
M41 8SS



## Offers Over £675,000

\*A SUPERBLY PRESENTED FOUR DOUBLE BEDROOM EXECUTIVE DETACHED SITUATED ON A PEACEFUL CUL-DE-SAC LOCATION\* Offering excellent family accommodation of approx 1690 sq ft. Much improved by our clients since their purchase in 2019. Spacious dining room and rear lounge with 'Inglenook'. Fantastic kitchen with integrated appliances open to orangery. Useful ground floor WC plus utility room. Four well proportioned bedrooms plus beautifully appointed bathroom. Excellent sized enclosed rear garden with a southerly aspect. Good off road parking to the front on two driveways plus integral storage garage. Within easy reach of local amenities, shops and well regarded 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. Meter cupboard built in. Door off to:

### Downstairs WC

With a low level WC and corner wash hand basin with tiled splashback. Extractor fan. Karndean flooring.

### Dining Room

With a double glazed bay window to the front elevation. Radiator. Feature fireplace. Karndean flooring.

### Rear Lounge/Sitting Room

With double glazed patio doors with adjacent side windows into the rear bay. Radiator. A feature of this room is an 'Inglenook' with two double glazed windows and incorporating an feature brick fireplace with coal effect gas fire.

### Kitchen

With an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Neff induction hob with extractor above. Neff built in oven and grill. Space for an American style fridge/freezer. Integrated dishwasher. Radiator. Spot lighting and undercounter lighting. Karndean flooring.

### Utility Room

With a double glazed window to the side elevation. Range of base cupboard units and working surface. Plumbing for a washer. Spot lighting. Wall mounted 'Worcester' combination gas central heating boiler.

### Orangery

Open from the kitchen with double glazed units all round and patio doors out to the rear garden. A roof lantern ensures this room is flooded with natural light. Two radiators. Tiled flooring. Spot lighting.

## TO THE FIRST FLOOR

### Landing

With a double glazed bay window to the front elevation. Radiator. Loft access point.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes with mirror fronted sliding doors.

### Bedroom (2)

With a double glazed window to the rear elevation. Radiator.

### Bedroom (3)

With a double glazed bay window to the front elevation. Radiator.

### Bedroom (4)

With a double glazed window to the rear. Radiator.



### Bathroom

A beautifully appointed bathroom with panelled bath, Vanity wash hand basin with countertop sink unit and low-level WC. LED mirror. Corner shower enclosure. Two double glazed windows to the rear elevation. Extractor fan. Tiled areas. Anthracite grey radiator. Telephone style shower attachment over the bath.

### Outside

To the front of the property is an off road parking facility on two driveways. To the rear is a good sized enclosed garden with paved patio and lawned areas with well stocked borders. The rear benefits from a southerly aspect.

### Storage Garage

With a electric roller door. Providing excellent storage facilities.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 11/06/1934, subject to an annual ground rent of £5.





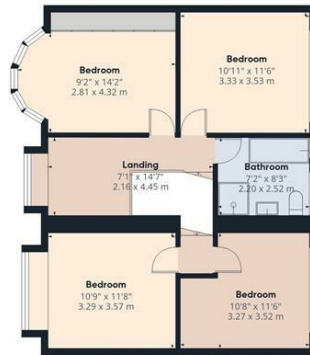


**13 Chesham Avenue, Flixton, Trafford, M41 8SS**





Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1690 ft<sup>2</sup>

157.1 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	75
	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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