







Woodlands Avenue

Flixton

M41 6NE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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Trafford
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Offers Over £400,000

A DECEPTIVELY SPACIOUS DORMER STYLE SEMI-DETACHED PROPERTY SITUATED AT THE HEAD OF A PEACEFUL CUL-DE-SAC Offering versatile accommodation of approx 1175 sq ft suitable for a variety of purchasers. Excellent standard of presentation throughout. Multiple reception rooms, conservatory, kitchen extension with utility and useful ground floor shower room/WC. Three first floor double bedrooms plus ground floor bedroom. Well appointed family bathroom. Good sized enclosed rear garden with raised decking, patio and lawned areas. Positioned within easy reach of local amenities, transport links and well regarded primary and secondary school options. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator. Laminate flooring. Meter cupboard.

Ground Floor Shower Room/WC
With a corner shower enclosure, low level WC and Vanity wash hand basin. Chrome ladder radiator. Double glazed window to the front elevation. Spotlighting. Contemporary tiling.

Lounge
With a double glazed bay window to the front elevation. Laminate flooring. Multi-fuel burner inset within a feature recess within the chimney breast.

Rear Sitting Room
With a radiator, laminate flooring and coal effect fire set within a feature fireplace. Open to:

Conservatory
Built on at the rear of part brick construction with double glazed units all round and two exit doors to the rear decking area. Wall light points. Laminate flooring.

Bedroom (4)/Study/Office
With double glazed sliding patio doors out to the rear decking. Vertical radiator. Currently utilised as a home office/gym but could easily be utilised as a ground floor bedroom.

Extended Kitchen
With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Metro tiled splasbacks. Five ring gas hob with built in oven and extractor canopy above. Spotlighting. Plumbing for a washer. Integrated dishwasher. Space for an American style fridge/freezer. Two roof windows and double glazed window to the rear. Exit door to the side elevation. Tiled flooring. Cupboard off where the Veissmann combination gas central heating boiler is located. Door off to:

Utility Room
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Metro tiled splahback. Double glazed window to the side elevation. Plumbing for a washer.

TO THE FIRST FLOOR

Landing
With a double glazed window to the rear. Spotlighting.

Bedroom (1)
With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes and built in storage.

Bedroom (2)
With a double glazed window to the side elevation. Radiator.

Bedroom (3)
With a double glazed window to the rear elevation. Radiator.

Bathroom
With a white suite comprising 'P' shaped bath and Venity wash hand basin/low level WC combined. Chrome ladder radiator. Spotlighting. Double glazed window to the rear. Contemporary tiling.

Outside
To the front of the property is an off road parking facility. To the side and rear is a good sized enclosed garden with raised decking, patio and lawned areas with well stocked borders. Detached storage garage with an up and over door.


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)
1417 ft²
131.7 m²

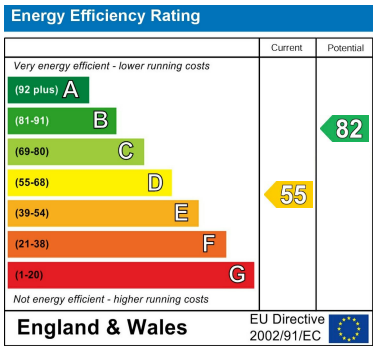
Reduced headroom
12 ft²
1.1 m²

(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.

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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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