Falmouth Avenue

Flixton

M41 8UP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

4 Falmouth Avenue
Flixton
Trafford
M41 8UP

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£465,000

A SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY Offering excellent family accommodation of approx 1158 sq ft. Superb open plan kitchen/diner. Useful downstairs WC. Separate lounge and morning room. Bathroom/WC with shower. Integral garage used as utility area/storage. Extensive off road parking facilities. Delightful, enclosed rear garden with a southerly aspect. A convenient cul-de-sac location within easy reach of local amenities, shops, parks etc. Freehold. Must be viewed to be fully appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With a radiator, wood effect flooring and stairs leading off to the first-floor rooms. Feature entrance door.

Lounge
With a radiator, a double glazed window to the front and wood effect flooring. A coal effect fire is set within a most attractive feature fireplace. Double doors provide access to;

Open Plan Kitchen / Diner
With an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated dishwasher and fridge will remain. There are double glazed double doors from the dining area to the rear garden. The dining area also has two radiators and wood effect flooring.

Inner Hall
With access through to the garage and also to :

Downstairs WC
With a white suite comprising low level WC and wash basin. Tiled areas.

Morning Room
With a radiator, wood effect flooring and understairs storage off.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a radiator, a double-glazed window to the front and wood effect flooring.

Bedroom (2)
With a radiator, a double-glazed window to the rear and wood effect flooring.

Bedroom (3)
With a radiator, a double-glazed window to the front and wood effect flooring.

Bedroom (4)
With a radiator, a double-glazed window to the front and wood effect flooring. An extension bedroom.

Bathroom/WC
With a white suite comprising panelled bath, wash basin and low-level WC. There are two double-glazed windows to the rear, tiled décor and a ladder radiator. A shower is installed over the bath and a rail and curtain are fitted. Storage cupboards

Outside
To the front of the property are extensive off road parking facilities on a paved forecourt. To the rear is a delightful, enclosed garden with a southerly aspect. The garden incorporates lawned and patio sections. The property has an integral garage that is currently divided into two sections for storage and utility area where there's a radiator, plumbing is provided for an automatic washer and the central heating boiler is located.

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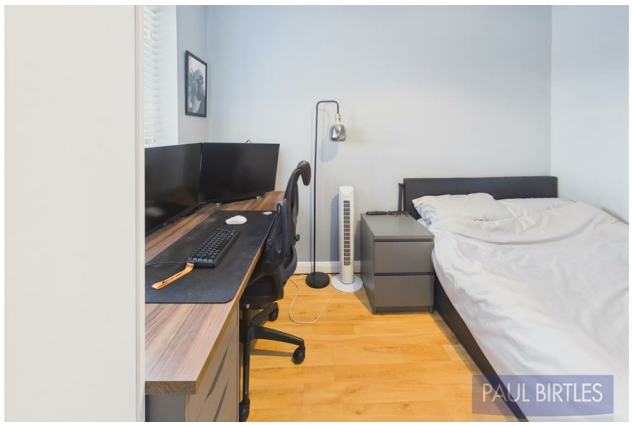
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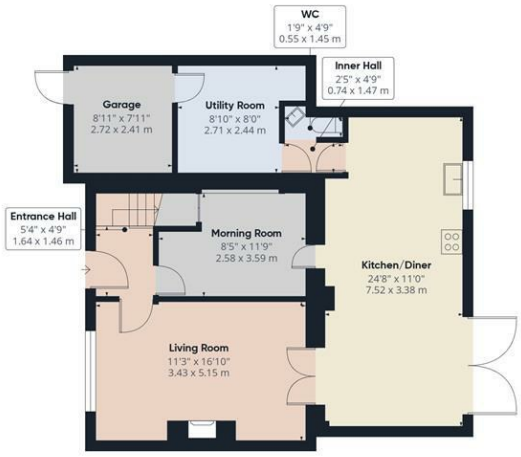
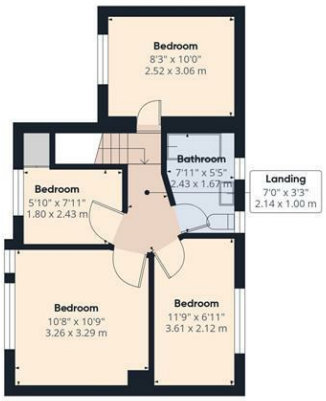


Ground Floor



Floor 1

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Approximate total area(1)

1158 ft²

107.6 m²

(1) Excluding balconies and terraces

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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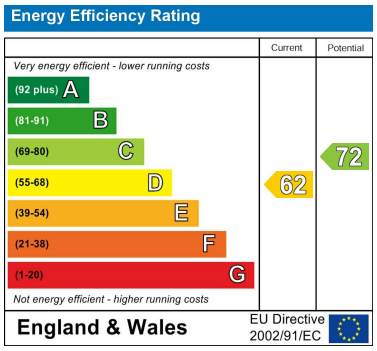

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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.

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

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

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