

Highbury Avenue  
Flixton  
M41 8TZ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

5 Highbury Avenue  
Flixton  
Manchester  
M41 8TZ



## Lounge/Dining Room

With a double glazed window to the front elevation. A coal effect gas fire is set within an attractive feature fireplace. Radiator.

## Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed window to the front and side elevations. Wall mounted Worcester combination gas central heating boiler. Plumbing for a washer. Radiator. Tiled areas. Loft access point.

## Bedroom (1)

With a double glazed window to the rear elevation. Range of fitted wardrobes. Radiator.

## Bedroom (2)

With a double glazed sliding door out to the rear garden. Radiator.

## Shower Room/WC

With a corner shower enclosure, low-level WC and pedestal wash hand basin. Ladder radiator. Tiled areas. Triton electric shower installed.

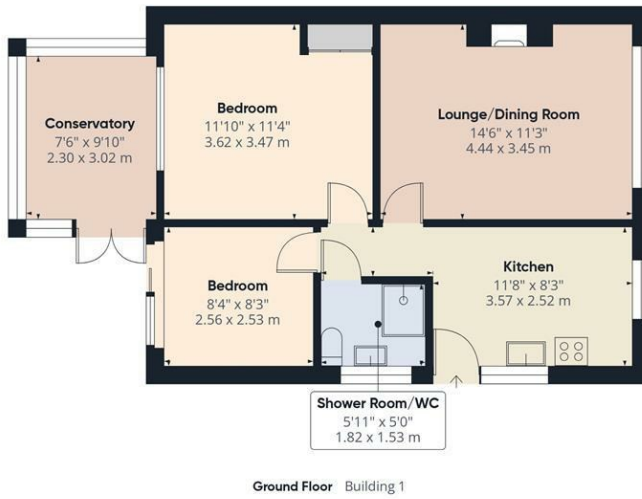
## Outside

To the front of the property is an off-road parking facility on a driveway with wrought iron gates. To the side of the property is a carport leading to a detached brick garage with power and light laid on. The rear garden is enclosed with lawn and patio areas.

£325,000

\*A WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN A MOST CONVENIENT LOCATION\* Accommodation of approx 778 sq ft to include a detached brick garage. Spacious lounge/dining room. Well appointed kitchen and shower room/WC. Fitted furniture to the master bedroom. Conservatory built on at the rear. Excellent off road parking with carport. Delightful enclosed rear garden with a southerly aspect. Must be viewed to be appreciated. Freehold. Virtual Tour Available.





Approximate total area<sup>(1)</sup>  
778 ft<sup>2</sup>  
72.4 m<sup>2</sup>



(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.

GIRAFFE360

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (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>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | 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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