



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT



Arundel Avenue
Flixton
M41 6NG

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

51 Arundel Avenue
Flixton
Trafford
M41 6NG



TO THE GROUND FLOOR

Porch

To:

Through Lounge/Dining Room

A spacious and bright living/dining room with double glazed picture window to the front elevation and double glazed patio doors to the rear with adjacent side windows. A wood burner is inset within a feature recess within the chimney breast with wooden mantel and tiled hearth. Two radiators. Decorative panelling and wood laminate flooring. Stairs off to the first floor rooms with understairs storage off. A sliding door leads into:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for a dishwasher and washer. Double glazed window to the rear. Gas hob with extractor canopy and built in oven. Integrated fridge/freezer. Tiled flooring. Spotlighting.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is boarded for storage with drop down ladder.

Bedroom (1)

With a double glazed window to the front. Fitted wardrobes. Radiator.

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a white suite comprising 'P' shaped panelled bath, Vanity wash hand basin with counter top sink unit and low level WC. Contemporary tiling to walls and matte grey ladder radiator. Double glazed window to the side elevation. Spotlighting.

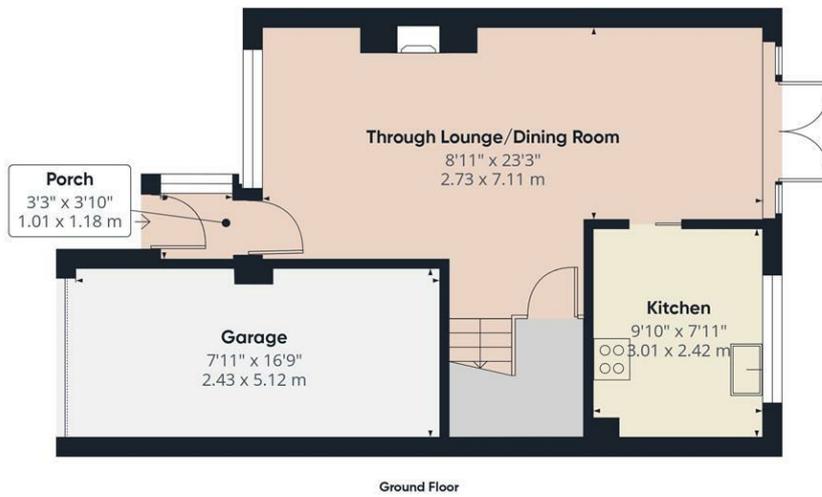
Outside

To the front of the property is an off road parking facility on a block paved driveway. There is an integral garage with an up and over door. To the rear is an enclosed garden with decorative stone and lawned areas with well stocked borders.

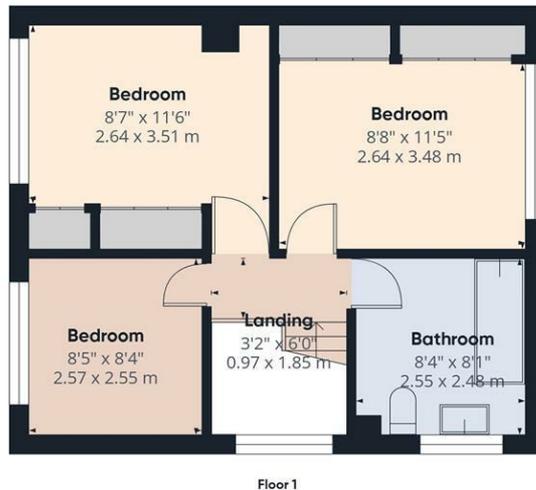
£320,000

A WELL PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY Excellent standard of presentation throughout. Spacious accommodation of approx 926 sq ft. Through lounge/dining room with wood burner. Well appointed kitchen and bathroom areas. Off road parking to the front plus integral garage offering potential to convert subject to any necessary consents required. Delightful enclosed rear garden with well stocked borders. Situated in a popular and well regarded location within easy reach of local amenities, shops and schools etc. Must be viewed to be appreciated. Virtual Tour Available. Freehold.





Approximate total area⁽¹⁾
926 ft²
85.9 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.

GIRAFFE360



Energy Efficiency Rating

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

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

