







Porlock Road

Flixton

M41 6EB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

4 Porlock Road
Flixton
Trafford
M41 6EB

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£400,000

NO ONGOING VENDOR CHAIN Occupying a generous plot in a popular and highly regarded location. A spacious three bedroom larger style semi-detached bungalow. Offering prospective purchasers spacious accommodation of approx 1021 sq ft. Scope for a purchaser to personalise to their own requirements. Good off-road parking facilities. Conservatory added at the rear. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Freehold. Must be viewed to be appreciated. Within easy reach of local shops, amenities and transport links. Virtual Tour Available.

Entrance Hall
With laminate flooring. Doors off to the lounge and also to:

Bedroom (2)
With a double glazed window to the front elevation. Radiator. Laminate flooring.

Lounge
With a double glazed window to the front. Radiator. Laminate flooring. A coal effect fire is set within a feature fireplace provides a focal point of this room. Door off to:

Inner Hallway
With a loft access point and laminate flooring.

'L' shaped Extended Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Wall mounted 'Ideal' combination gas central heating boiler. Tiled splashbacks. Built in oven and gas hob with extractor canopy. Double glazed windows to two elevations and exit door to the garden. Radiator. Plumbing for a washer and space for appliances.

Bathroom
With a white suite comprising 'P' shaped bath, low level WC and Vanity wash hand basin. Two double glazed windows to the rear. Shaver point. Chrome ladder radiator. Triton electric shower installed over the bath with an anti splash screen fitted. Contemporary tiling. Spotlighting.

Bedroom (1)
With a double glazed window to the side elevation. Radiator.

Bedroom (3)/Study/TV Room
Currently utilised as a TV room/study but could be utilsed as a third bedroom with laminate flooring and radiator. Double glazed patio doors lead into:

Conservatory
Built on at the rear of the property with double glazed units all round. Tiled flooring. The conservatory had an insulated roof installed in 2024 making it suitable for all year round use.

Outside
To the front is an off road parking facility. To the side is a detached storage garage with an up and over door. To the rear is an enclosed garden with patio and lawned areas with well stocked borders.


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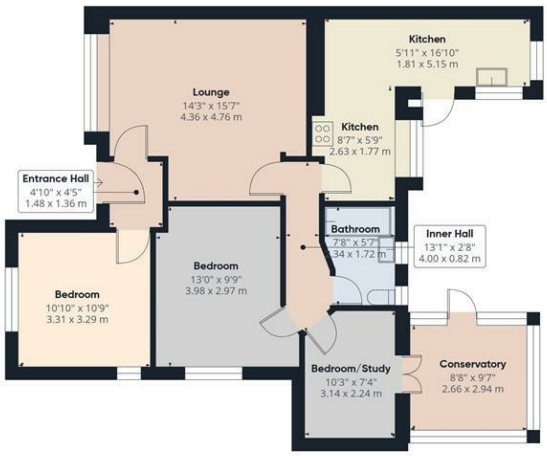

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Ground Floor Building 1



Ground Floor Building 2

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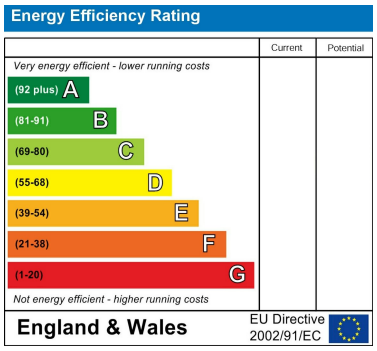
Approximate total area(1)

1021 ft²
94.9 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.

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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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