Snowden Avenue

Flixton

M41 6EE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

33 Snowden Avenue
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Trafford
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£350,000

OVERLOOKING A GREEN TO THE FRONT A two bedroom freehold semi-detached bungalow situated in a popular and highly regarded location. Occupying a corner position with delightful enclosed rear and side gardens. Approx 679 sq ft. Scope for purchasers to personalise to their own requirements. Lounge/dining room open to kitchen. Well appointed wet room/WC. Two double bedrooms. Conservatory built on at the rear. Good off road parking to the front. Within easy reach of local amenities, shops, transport links and Chassen Road Train Station. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.

Porch
To:

Lounge/Dining Room
With a double glazed bay window to the front elevation. Built in meter cupboard. Radiator. A most attractive coal effect living flame gas fire is set within a feature fireplace and surround. Laminate flooring. Open to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Electric hob with extractor. Built in oven. Plumbing for a washer and dishwasher. Space for fridge/freezer. Tiled splashbacks. Spotlighting. Double glazes windows to two elevations and double glazed exit door out to the rear garden. Radiator. Cupboard off where the 'Worcester' combination gas central heating boiler is located.

Innner Hall
To:

Wet Room
With wall hung wash hand basin, low level WC and chrome ladder radiator. Shower area. with rainfall shower. Spotlighting. Extractor fan. Contemporary tiled walls. Double glazed window to the rear.

Bedroom (1)
With a double glazed window to the front elevation. Radiator. Laminate flooring. Further double glazed window to the side elevation. Range of fitted wardrobes with mirror fronted sliding door.

Bedroom (2)
With double glazed patio door to the side elevation. Radiator. Laminate flooring. Sliding door leads into:

Conservatory
Built on at the rear of the property of part brick construction with double glazed units all round and patio doors leading out to the garden area. Radiator. Ceiling fan.

Outside
To the front is an off road parking facility on a concrete imprinted driveway. The front overlooks a green. To the side and rear are beautiful garden areas with well stocked borders.

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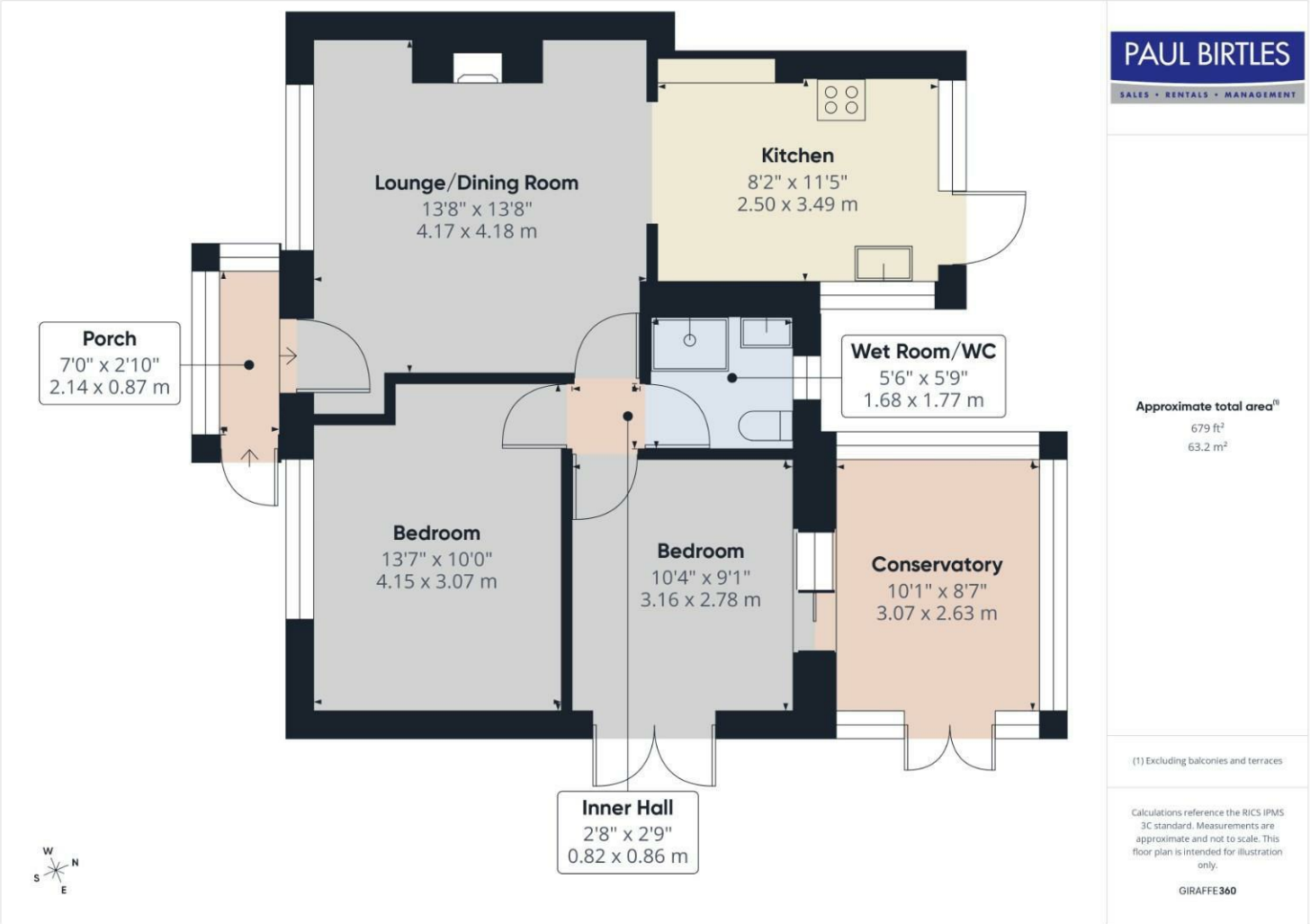

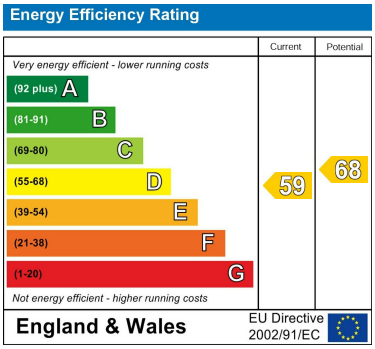

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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