



Valley Road  
Flixton  
M41 8RG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



231 Valley Road  
Flixton  
Trafford  
M41 8RG



£325,000

**\*DROP YOUR BAGS AND MOVE IN!\*** A stunning two bedroom semi-detached bungalow that has been comprehensively upgraded during our clients ownership. Now offering a prospective purchaser, immaculately presented accommodation. Lounge open to breakfast kitchen and conservatory/dining area. Beautifully appointed bathroom. Master bedroom with fitted wardrobes. Delightful enclosed rear garden with detached storage garage. Excellent off road parking facilities. Freehold. Situated within easy reach of local amenities, shops, transport links and bus routes. Must be viewed to be appreciated. Virtual Tour Available.

### Entrance Hall

With feature entrance door with adjacent side window. Laminate flooring. Radiator. Cloaks/storage cupboard off where the 'Baxi' combination gas central heating boiler is located.

### Bedroom (2)

With a double glazed window to the side elevation. Radiator with a decorative cover. Decorative wall panelling.

### Lounge

With a double glazed window to the front elevation. Electric stove set within a feature surround with hearth. Open to the breakfast kitchen and door off to:

### Inner Hallway

With loft access point and spotlighting.

### Bathroom

With a suite comprising timber panelled bath, vanity wash hand basin with storage below and low level WC. A shower is installed over the bath with an anti splash screen fitted. Chrome ladder radiator. Metro tiling to walls. Spotlighting and extractor fan. Double glazed window to the side elevation.

### Bedroom (1)

With a range of fitted wardrobes and radiator with decorative cover. Double doors open to:

### Conservatory

Built on at the rear of part brick construction with double glazed units all round and exit door to the rear garden. Tiled flooring. Spotlighting. Radiator with a decorative cover. Open to:

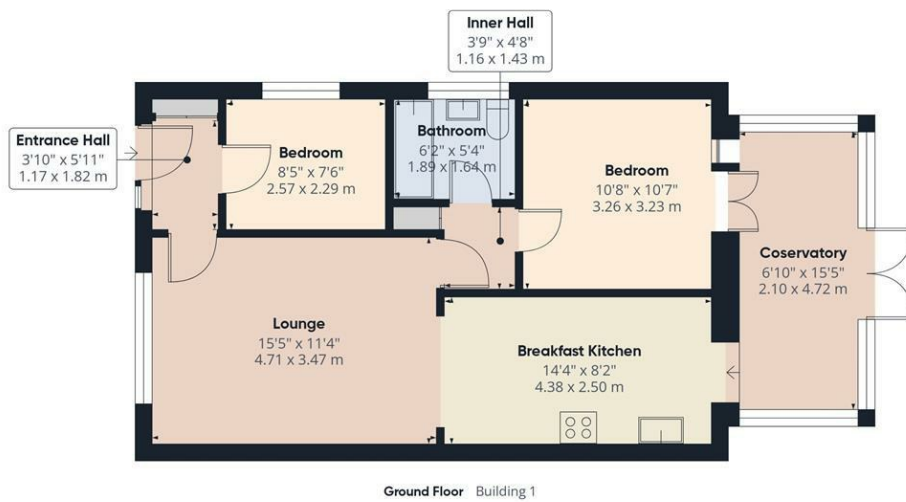
### Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Induction hob with extractor canopy above. Plumbing for a washer. Integrated fridge/freezer. Metro tiling. Ladder radiator. Tiled flooring. Spotlighting and feature lighting above breakfast bar.

### Outside

Excellent off road parking facilities to the front on a gravel driveway with brick block edging. To the rear is a delightful enclosed rear garden with paved and gravel sections with well stocked timber sleeper borders. There is a detached storage garage with power and light laid on.





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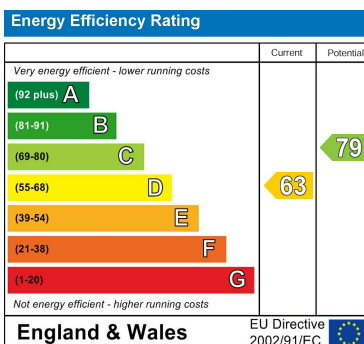
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Approximate total area<sup>(1)</sup>  
806 ft<sup>2</sup>  
75 m<sup>2</sup>

(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.

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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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