



Eddisbury Avenue
Flixton
M41 8GH

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

76 Eddisbury Avenue
Flixton
Trafford
M41 8GH



£475,000

OPEN REAR ASPECT A well presented four bedroom post-war built semi-detached property. Offering spacious family accommodation of approx 1454 sq ft. Benefitting from a full width rear extension and dormer loft conversion. Two separate reception rooms, kitchen and utility. Attached brick garage. Useful ground floor WC. Delightful rear garden with an outlook towards Manchester Ship Canal. Situated in a peaceful residential location with shops, amenities, transport links and well regarded local school options close by along with Millenium Nature Reserve. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed bay window to the front elevation. Radiator. Stairs off to the first floor rooms. Door off to:

Downstairs WC

With a low level WC and wash hand basin. Cloaks storage.

Sitting Room

With a double glazed bay window to the front elevation. Radiator. Electric fire inset within the chimney breast.

Rear Lounge/Dining Room

In the living section is a wood burner inset within a feature recess within the chimney breast with wooden mantel and tiled hearth. Radiator. In the dining section there are double glazed patio doors with adjacent side windows leading out to the rear garden and archway to:

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. Bosch gas hob and extractor. Zanussi oven and grill. Spotighting. Integrated dishwasher. Double glazed window to the rear and side elevations.

Utility Room

With working surface, plumbing for a washer and exit door to the rear elevation. Tiled flooring. Space for fridge/freezer. Door off to:

Garage

With an up and over door with power and light laid on. Wall mounted combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With double glazed windows to the front and side elevation on the stairs with a staircase off to the second floor.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes and dressing table facility. Wall light points.

Bedroom (2)

With a double glazed window to the rear. Laminate flooring. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

With a panelled bath and pedestal wash hand basin. A 'Triton' electric shower is installed over the bath with an anti-splash screen fitted. Tiled areas. Double glazed window to the side. Built in linen/airing cupboard. Chrome ladder radiator.

Separate WC

With a low level WC and double glazed window to the front elevation.

TO THE SECOND FLOOR

Second Floor Landing

With built in storage off and double glazed window to the side elevation.

Bedroom (4)

With double glazed window to the front and rear. Radiator.

Outside

To the front elevation is an off road parking facility on a brick block paved driveway. There is an attached garage to the side. To the rear is an enclosed garden with an open aspect with lawn and patio areas.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1954, subject to an annual ground rent of £6.



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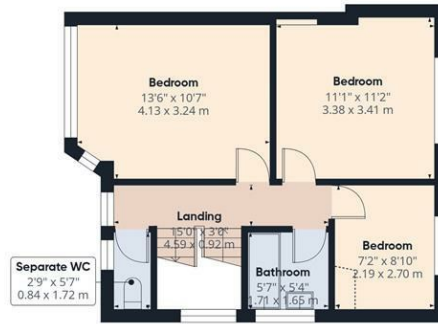
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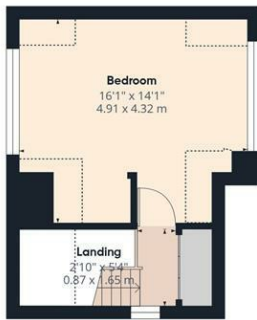
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Ground Floor



Floor 1



Floor 2



Approximate total area¹⁾
 1454 ft²
 135 m²
Reduced headroom
 38 ft²
 3.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

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