



**Delbooth Avenue**  
Flixton  
M41 8SD

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

36 Delbooth Avenue  
Flixton  
Trafford  
M41 8SD



## Offers Over £500,000

**\*SHOW HOME CONDITION\*** A stunning extended two double bedroom detached bungalow that has been refurbished by our clients since their purchase in 2023. The property benefits from high quality contemporary fixtures and fittings throughout providing a purchaser with opportunity to move into a property with no works required. Superb open plan kitchen/dining/living space. Lounge opening to dining area. Beautifully appointed shower room. Good sized rear garden. Excellent off road parking facilities on a resin driveway plus storage garage. Occupying a popular and sought after location within easy reach of local amenities. Must be viewed to be appreciated. Virtual Tour Available. Approx 1059 sq ft.

### Porch

To:

### Entrance Hall

With contemporary radiator. Dado rail. LVT flooring.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes. Spotlighting.

### Bedroom (2)

With a double glazed window to the front. Radiator. Spotlighting. Loft access point. Built in storage off. The loft space is part boarded for storage with a drop down ladder.

### Shower Room

With a beautifully appointed shower room with a walk-in shower enclosure, vanity wash hand basin with storage below and a low level WC. Extractor fan. Spotlighting. Chrome ladder radiator. Double glazed window to the front.

### Lounge

A beautifully presented living space of generous proportions with contemporary radiator, spotlighting and double glazed window to the rear. Media wall with electric fire, space for TV and decorative slat wall panelling. Open to:

### Dining Area

With a contemporary radiator, spotlighting and two sets of patio doors to two elevations lead out to the rear patio and garden beyond. Further double glazed window to the side elevation.

### Open Plan Kitchen/Dining/Living Space

A superb open plan kitchen//dining/living space. The kitchen area is well fitted with an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Island unit with induction hob and extractor. Neff built in oven with warming drawer below. Integrated appliances comprise fridge/freezer, microwave and dishwasher. Vertical radiator and further radiator in the snug area. Breakfast bar facility. Spotlighting. Double glazed windows to three elevations and double glazed sliding doors lead out to rear patio and garden beyond. LVT flooring.

### Utility Room

With plumbing for a washer and dryer.

### Outside

To the front of the property are excellent off road parking facilities on a resin driveway with brick block edging and lawned area. To the rear is a delightful enclosed rear garden with paved patio, lawned areas and well stocked borders with timber sleepers. There is an attached storage garage with an up and over door. The 'Main' combination gas central heating boiler is located here.







**36 Delbooth Avenue, Flixton, Trafford, M41 8SD**





Approximate total area<sup>®</sup>  
1058.64 ft<sup>2</sup>  
98.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> 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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT