



Whitelake Avenue
Flixton
M41 5GN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

51 Whitelake Avenue
Flixton
Trafford
M41 5GN



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£575,000

PERIOD FEATURES FUSED WITH MODERN CONTEMPORARY LIVING A Victorian four double bedroom semi-detached property with off road parking. Delightful enclosed rear garden with a westerly aspect and backing onto allotments. Spacious front lounge with plantation shutters and sash windows. Superb open plan kitchen/dining/living room with high quality fitted kitchen with integrated appliances and quartz working surfaces and island. Offering immaculately presented accommodation of approx 1375 sq ft. Useful ground floor WC/utility. Four well proportioned bedrooms and a beautifully appointed shower room/WC. Situated within easy reach of local amenities, Flixton Train Station and opposite Flixton Park. Well regarded local primary and secondary school options close by. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Period style tiled flooring. Fitted storage and meter cupboard.

Utility/Downstairs WC

With a low level WC, Savoy corner wash hand basin and ladder radiator. Metro style tiling. Spotlighting. Plumbing for a washer.

Inner Hall

To:

Lounge

With double glazed sash bay window to the front elevation with fitted plantation shutters. Engineered oak flooring. Underfloor heating. Wall light points. Open fire set within a most attractive feature fireplace. Crittal style double doors open to:

Open Plan Kitchen/Dining/Living Room

The kitchen area is superbly fitted with an excellent range of base and wall cupboard units and Quartz working surfaces and island unit. One and a half bowl inset sink unit with mixer tap and instant hot water tap. Mosaic tiled splashbacks. Bosch built in oven and grill with microwave. Bosch induction hob with NEFF extractor. Spotlighting. Integrated fridge/freezer and dishwasher. Engineered oak flooring with underfloor heating. Spotlighting. This room is flooded with natural light with five metre bi-fold doors to the rear and two Velux roof windows. In the dining area is a wood burner inset within the chimney breast.

TO THE FIRST FLOOR

Landing

With double glazed window to the side elevation and loft access point.

Bedroom (1)

With a double glazed sash window to the front with fitted plantation shutters. Fitted wardrobes to alcoves. Radiator. Period fireplace.

Bedroom (2)

With a double glazed window to the rear. Period fireplace with tiled hearth. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bedroom (4)

With a double glazed sash window to the front with fitted plantation shutters. Radiator.

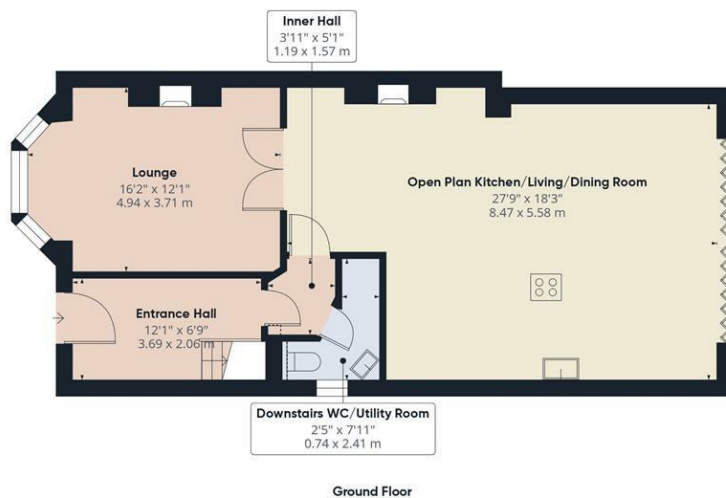
Shower Room/WC

With a walk in shower enclosure with crittal style shower screen, Vanity wash hand basin/low level WC combined. LED mirror. Matte black radiator. Spotlighting. Double glazed window to the side. Beautifully tiled.

Outside

To the front is an off road parking facility. To the rear is an enclosed garden with raised composite decking, Venetian slat fencing, lawn and decorative stone area. Rear access gate to allotments. Raised timber sleeper planters. Space to the side for storage. The rear aspect has a westerly aspect.





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Approximate total area⁽¹⁾

1375 ft²
127.6 m²

Reduced headroom

1 ft²
0.1 m²

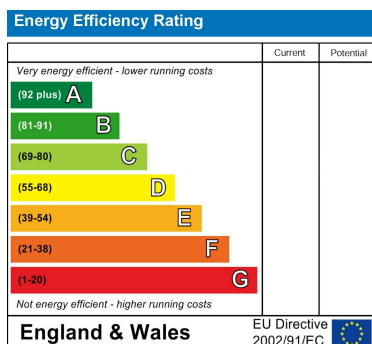
(1) Excluding balconies and terraces

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.

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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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