

Dunster Drive  
Flixton  
M41 6WR

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

105 Dunster Drive  
Flixton  
Trafford  
M41 6WR



£325,000

**\*NO ONGOING VENDOR CHAIN\*** A well presented detached property, originally built as a three bedroom but currently configured to two double bedrooms. (Could easily be re-instated if preferred). Extended accommodation to the ground floor with lounge, dining room, breakfast kitchen and large conservatory. Well appointed wet room/WC. Off road parking potential plus enclosed rear garden. Approx 1008 sq ft. Suitable for a variety of purchasers. Within easy reach of local amenities, shops and transport links. Must be viewed to be appreciated. Virtual Tour Available. Leasehold.

## TO THE GROUND FLOOR

### Porch

To:

### Lounge

With a double glazed bay window to the front elevation. Radiator. Wall light points. Stairs off to the first floor rooms. Useful under stairs storage and built-in meter cupboards. A coal effect gas fire provides a focal point of this room. Laminate flooring. Double doors to:

### Dining Room

With a vertical radiator. Laminate flooring. Door off to:

### Conservatory

With double glazed patio doors to front elevation. Radiator. Wall light points. The rear section has a double glazed window to the rear with tiled roof.

### Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel circular sink unit. Built-in oven and Bosch electric hob. Metro tiled splashbacks. Plumbing for a washer. Space for fridge freezer and under counter fridge. Breakfast bar facility. Vertical radiator. Double glazed window to the rear and double glazed patio doors leading out to the rear garden.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side elevation. Laminate flooring. Loft access point. Linen/airing cupboard.

### Bedroom (1)

With laminate flooring and two double glazed windows to the front elevation. Excellent range fitted wardrobes. Originally bedroom one and bedroom three, this room has been knocked into one to provide a larger bedroom. The original door frame for bedroom three remains and could be re-instated with some work back into two separate bedrooms.

### Bedroom (2)

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

### Wet Room/WC

With a walk in shower, wall hung wash and basin and low-level WC. Chrome ladder radiator. Double glazed window to the rear. Extractor fan and spotlighting. Contemporary tiling.

### Outside

To the front of the property there is off road parking potential. To the rear is an enclosed garden, paved for ease of management.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 13/04/1976, subject to an annual ground rent of £20.



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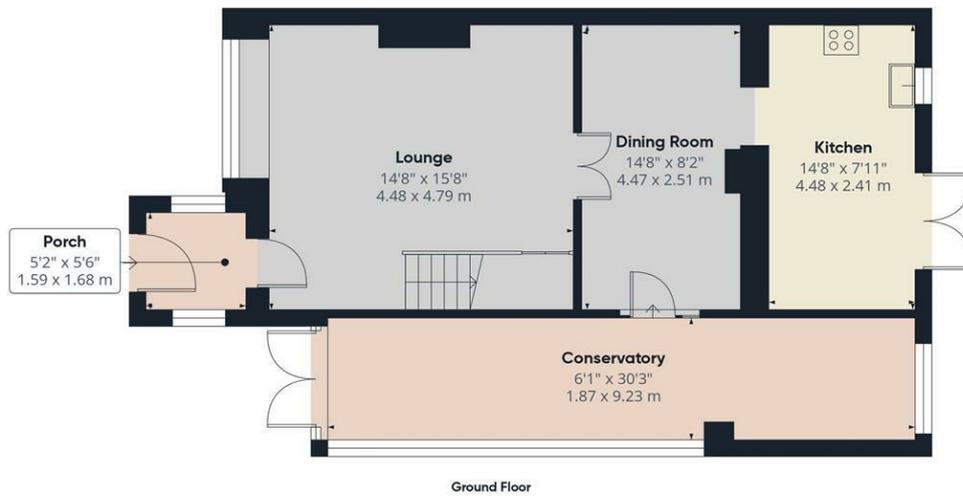
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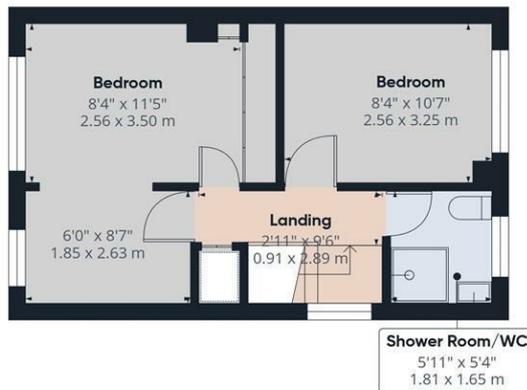
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1007 ft<sup>2</sup>  
93.7 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.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.

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