



Church Road  
Trafford  
M41 6FL

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

201 Church Road  
Flixton  
Trafford  
M41 6FL



£325,000

**\*NO ONGOING VENDOR CHAIN\*** A freehold two bedroom semi-detached property. Benefitting from a full width ground floor extension. Presented in excellent condition throughout. Lounge, dining room, kitchen plus useful downstairs WC. Two good sized bedrooms plus well appointed shower room/WC. Delightful enclosed rear garden with a southerly aspect. Off road parking to the front. Offering potential for further extension (subject to any necessary planning permission required). Situated in a popular and sought after location within easy reach of local amenities, shops and transport links. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Double glazed window to the side and feature entrance door. Radiator. Meter cupboards built-in.

### Lounge

With a double glazed window to the front elevation. Radiator. Feature recess within the chimney breast with wooden mantle and tiled inserts. Open to:

### Dining Room

With tiled floor and feature tiled wall. Double glazed picture window to the rear and double glazed patio doors leading out to the rear garden. Door off to:

### Downstairs WC

With a low-level WC and vanity wash hand basin. Extractor fan. Tiled flooring.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half volt stainless steel sink unit. Double glazed window to the side elevation and double glazed exit door to the side. Spotlighting. Space for appliances and plumbing for a washer provided. Cupboard off where the Ideal combination gas central heating boiler is located. Tiled flooring and splashback.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side elevation. Loft access point.

### Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Range of fitted wardrobes. Storage off with hanging space.

### Bedroom (2)

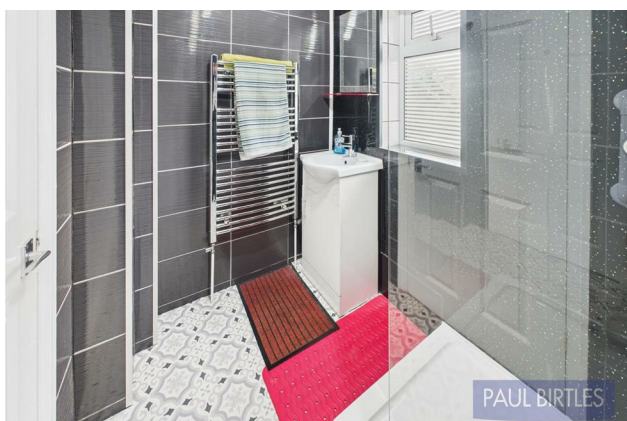
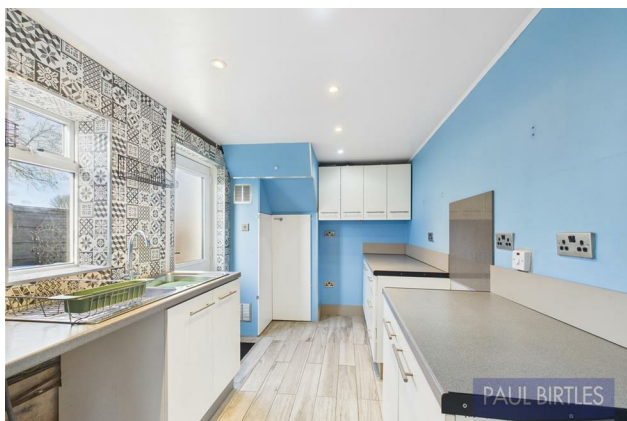
With a double glazed window to the rear. Range of fitted wardrobes. Radiator.

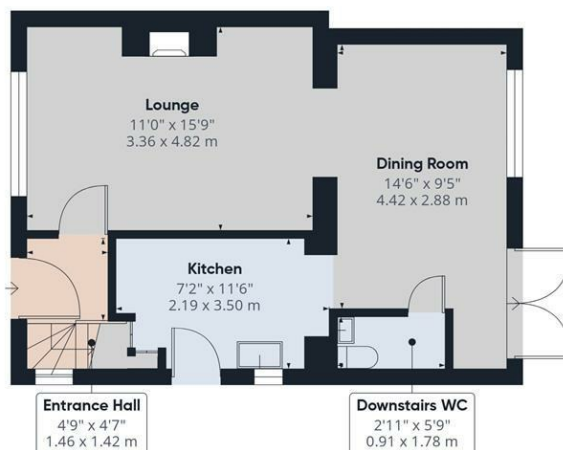
### Shower Room/WC

With a walk-in shower, low-level WC and Vanity wash hand basin. Double glazed window to the rear. Tile areas. Chrome ladder radiator. Spotlighting.

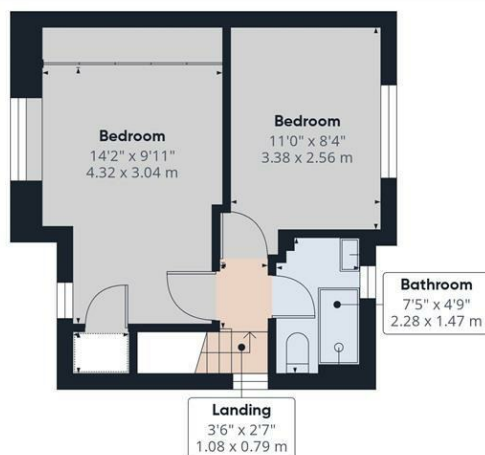
### Outside

To the front is an off road parking facility. To the rear is an enclosed garden with a southerly aspect. Paved patio and slate chippings with two Pergolas.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
758 ft<sup>2</sup>  
70.6 m<sup>2</sup>

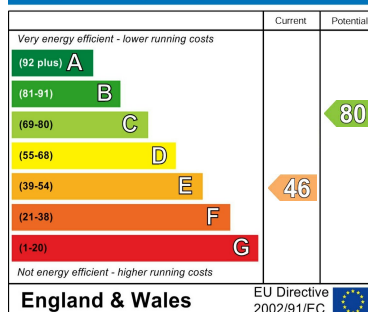
(1) Excluding balconies and terraces

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



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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