



Chelsea Road
Flixton
M41 6NF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

7 Chelsea Road
Flixton
Trafford
M41 6NF



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£385,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Excellent standard of presentation. Superb open plan kitchen/diner plus separate lounge. Fully fitted kitchen area with appliances. Well-appointed shower room/WC. Conservatory built on at the rear. Approx 1117 sq ft. Gas central heating system and double-glazing. Off road parking facility. Attached garage for storage. Occupying a popular cul-de-sac location. Pleasant, easily managed rear garden that's fully enclosed. Wood effect 'Karndean' flooring throughout the ground floor. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

An enlarged entrance area with a feature entrance door, a tiled floor and double glazed units. Part brick construction.

Entrance Hall

With radiator and stairs leading off to the first floor rooms.

Lounge

With a radiator and a double glazed bay window to the front. Double doors provide access to :

Dining Room

With a decorative, period style feature fireplace. There's a radiator and double glazed double doors provide access to the conservatory. Opening to:

Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated appliances comprise fridge, freezer, dishwasher and washing machine. There's a double glazed window and a set of double glazed double doors provide access to outside. Radiator and breakfast bar facility.

Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and with double doors to the garden. Ceiling fan.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. There's a loft access point, with a drop down ladder, to a boarded space with lighting, that's ideal for storage.

Bedroom (1)

With a radiator and a double glazed window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear. Wood effect flooring.

Bedroom (3)

With a radiator and a double glazed window to the front.

Shower Room/WC

With a walk-in shower compartment, a wash hand basin with storage below and a low-level WC. Tiled décor, chrome ladder radiator and spotlighting is provided.

Outside

To the front of the property a driveway provides an off-road parking facility and also gives access to an attached storage garage with power and light laid on. To the rear is a pleasant, enclosed garden that's well laid out for ease of management.



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Approximate total area⁽¹⁾

1117 ft²
103.7 m²

(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



Ground Floor



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	63	77

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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