



Irlam Road
Flixton
M41 6ND

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

133 Irlam Road
Flixton
Manchester
M41 6ND



Offers Over £360,000

A SUBSTANTIAL LARGER THAN AVERAGE DETACHED BUNGALOW THAT OCCUPIES A GENEROUS PLOT THAT INCORPORATES DELIGHTFUL GARDENS AND OFF ROAD PARKING FACILITIES Offering flexible accommodation of approx 1012 sq ft. Potential to amend/reconfigure the current layout to add value subject to any necessary consents required to provide an open plan rear living space with seamless transition to the outdoor space. (Amended design layout plan available). Offering undoubted potential for extension and development of the loft space, subject to any planning/building regulation approval required. Suitable for a variety of purchasers including downsizers and home movers alike. Gardens well screened for privacy. Located in a popular and convenient location that's within easy reach of local amenities. Freehold. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

Vestibule

With a tiled floor.

Entrance Hall

With a radiator and a loft access point.

Bedroom (2)/Lounge

With a coal effect fire set within the feature fireplace. Radiator and double glazed bay window to the front. This room can be utilised as one of the primary bedrooms or as an additional reception room.

Wet Room

With a shower area, wash hand basin with storage below and a low level WC. Tiled decor, extractor fan and chrome ladder radiator.

Study

With built-in cupboards. Radiator. Opening to :

Utility Room

With a double glazed window to the rear. The gas central heating boiler is located here. Door to :

Rear Porch

With a double glazed sliding patio door to the rear garden. Access to the kitchen and dining room.

Dining Room

With a radiator and a tiled fireplace.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed windows to 2 elevations. Integrated fridge and freezer. Tiled areas.

Bedroom (1)

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

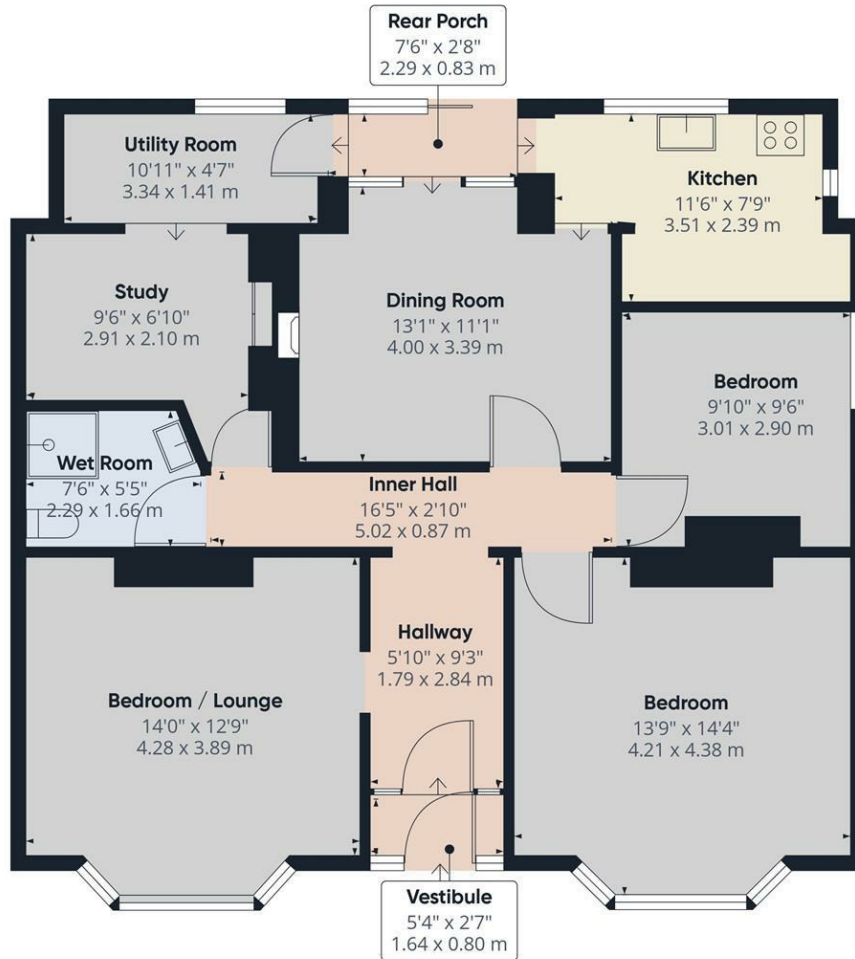
Bedroom (3)

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

Outside

To the front of the property is a lawned garden area and a driveway for off-road parking. This continues to the side of the property giving access to the rear garden which is generously proportioned and incorporates lawned and patio sections.



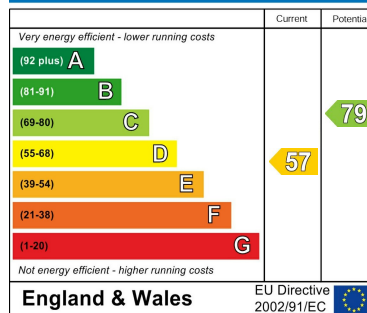


Approximate total area[®]
1012 ft²
94 m²

(1) Excluding balconies and terraces

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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