



Woodsend Crescent Road  
Flixton  
M41 8AA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

20 Woodsend Crescent Road  
Flixton  
Trafford  
M41 8AA



## Offers Over £300,000

**\*IDEAL FIRST TIME BUY\*** A modern two bedroom semi-detached property with the benefit of a rear extension to provide enlarged living accommodation plus useful office and utility room. Open plan ground floor accommodation. Useful downstairs WC. Two double bedrooms plus well appointed bathroom. Good sized enclosed rear garden with raised decking and lawned areas. Approx 711 sq ft. Constructed in 2017 by Persimmon Homes. Situated within easy reach of local amenities, shops, schools and transport links. An outlook from the front over parkland. No ongoing vendor chain. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Area

With laminate flooring. Open to the kitchen and door off to:

### Downstairs WC

With a wall hung wash hand basin and low-level WC. Radiator. Laminate flooring.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Double glazed window to the front. Electric hob and extractor. Built-in oven. Plumbing for a dishwasher. Space for fridge/freezer. Radiator. Open to.

### Dining Area

With a radiator and laminate flooring. Stairs off to the first floor rooms. Open to:

### Extended Rear Lounge

Completed in 2023 this rear extension adds really useful additional living space with three meter bi-fold doors leading out to the rear decking and garden beyond. Radiator. Laminate flooring. The room is flooded with natural lights with two additional Velox roof windows. Door off to:

### Office

With a double glazed window to the side elevation. Laminate flooring. Sliding door off to:

### Utility Room

With plumbing for a washer. Double glazed window to the rear. Laminate flooring.

## TO THE FIRST FLOOR

### Landing

With spotlighting.

### Bedroom (1)

With a double glazed window to the rear elevation. Radiator. Built in storage cupboard off where the combination gas central heating boiler is located. Loft access point.

### Bedroom (2)

With a double glazed window to the front elevation. Radiator.

### Bathroom

With a panelled bath, pedestal wash hand basin and low-level WC. A shower is installed over the bath with an anti-splash screen fitted. Extractor fan. Spotlighting. Tiled areas. Chrome ladder radiator.

### Outside

To the front is a lawned garden area. To the side is an off road parking facility for up to three cars. To the rear is an enclosed garden with raised decking and lawned areas.

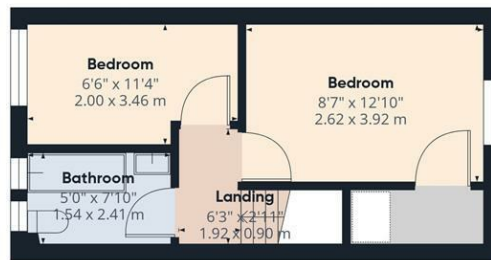
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/08/2016, subject to an annual ground rent of £150.





Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
 711 ft<sup>2</sup>  
 66.1 m<sup>2</sup>

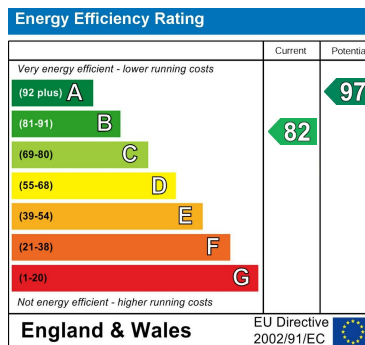
**Reduced headroom**  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(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.

GIRAFFE360



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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