Kendal Avenue

Flixton

M41 8SH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

9 Kendal Avenue
Flixton
Trafford
M41 8SH

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£365,000

NO ONGOING VENDOR CHAIN A three double bedroom semi-detached property offering spacious accommodation of approx 1245 sq ft. In need of modernisation and improvement but offering prospective purchasers a spacious property with great potential. Excellent sized enclosed rear garden with a southerly aspect. Lounge, dining/sitting room plus kitchen. Well proportioned bedrooms. Bathroom and separate WC. Scope to extend (subject to any necessary planning consents). Situated in a popular and well regarded location. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator.

Lounge
With a double glazed window to the front elevation. Radiator. Electric fire inset within a feature fireplace.

Dining Room
With two double glazed windows to the side elevation and double glazed sliding patio doors leading out to the rear patio and garden beyond. Coal effect gas fire set within a feature fireplace with tiled hearth.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed windows to two elevations and exit door to outside. Radiator. Plumbing for a washer and space for fridge/freezer. Electric cooker in situ. Wall mounted Vokera gas central heating boiler.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side on the stairs.

Bedroom (1)
With two double glazed windows to the front elevation.

Bedroom (2)
With a double glazed window to the rear.

Bedroom (3)
With a double glazed window to the rear.

Bathroom
With a coloured suite comprising panelled bath and pedestal wash hand basin. Tiled areas. A shower is installed over the bath with a rail and curtain fitted. Double glazed window to the front. Radiator. Linen/Airing cupboard.

Separate WC
With a low level WC. Double glazed window to the side elevation. Tiled areas.

Outside
To the front is an off road parking facility on a block paved driveway with garden area. To the side is an attached garage with up and over door (Currently no key available) with rear access to the garden. To the rear is a good sized enclosed garden with lawn and patio areas and benefitting from a southerly aspect.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1952, subject to an annual ground rent of £6.

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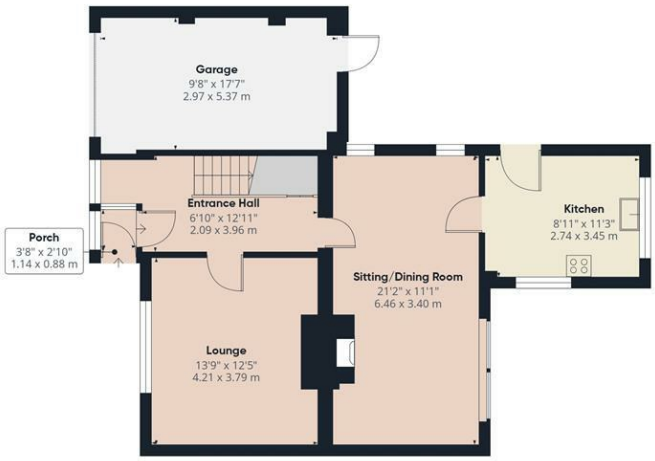
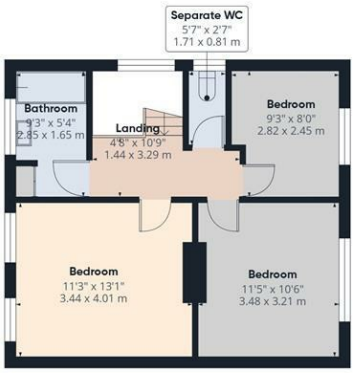


Ground Floor



Floor 1

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Approximate total area(1)

1245 ft²

115.8 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.

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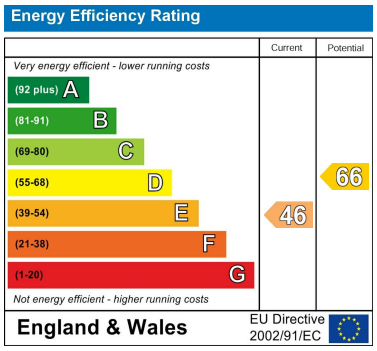

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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