



PAUL BIRTLES

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Ullswater Road  
Flixton  
M41 8PW

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38 Ullswater Road  
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Trafford  
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£550,000

\*AN IMMACULATELY PRESENTED THREE BEDROOM EXTENDED DETACHED PROPERTY SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION\* Extended by our clients in 2015 and now providing spacious family accommodation of approx 1151 sq ft. Lounge, extended rear sitting room and open plan kitchen/diner with bi-fold doors. Useful utility room, downstairs WC and storage garage. Fitted furniture to all bedrooms. Well appointed shower room/WC. Excellent sized enclosed rear garden with raised decking and lawned areas. Good off road parking to the front with EV charging point. 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. Radiator. Wood laminate flooring. Door off to:

### Downstairs WC

With a low level WC and corner wash hand basin with tiled splashback. Spotlighting and extractor fan.

### Lounge

With a double glazed bay window to the front elevation. LVT flooring. Radiator.

### Open Plan Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob with Elica extractor above. Built in Neff oven and grill. Spotlighting. Integrated fridge/freezer and dishwasher. Wood laminate flooring to match the entrance hall. Spotlighting. Two Velux roof windows and three meter bi-fold doors lead out to the rear decking and garden beyond and ensure this room is flooded with natural light. Door off to:

### Utility Room

With a range of base cupboard units with working surfaces. Radiator. Extractor fan. Roof window. Plumbing for a washer and dryer. Cupboard off where the combination gas central heating boiler is located. (Serviced February 2026).

### Extended Rear Sitting Room

With a radiator, spotlighting and three meter bi-fold doors lead out to the rear decking and garden beyond. Two Velux roof windows.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Double glazed window to the side elevation.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Excellent range of fitted wardrobes.

### Bedroom (2)

With double glazed bay window to the rear elevation. Radiator. LVT flooring. Excellent range of fitted wardrobes.

### Bedroom (3)

With double glazed window to the front elevation. Radiator. Range of fitted wardrobes and storage.

### Shower Room/WC

With a walk-in shower, low level WC and his/her wall hung Vanity wash hand basins. Chrome ladder radiator. Double glazed window to the side and rear elevations. Tiled areas. Spotlighting. Extractor fan.

### Outside

To the front of the property is an off road parking facility on a brick block paved driveway. Integral garage with a roller door with power and light laid on. EV charging point.

To the rear is a good sized enclosed garden with raised decking and lawned areas.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 01/01/1939.



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Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 1151 ft<sup>2</sup>  
 107 m<sup>2</sup>

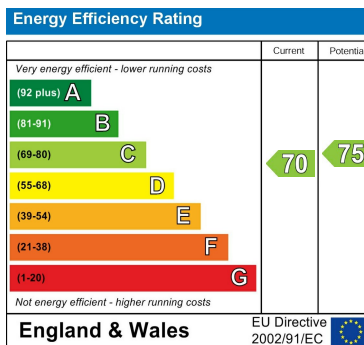
Reduced headroom  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(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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