



PAUL BIRTLES



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Ashbourne Avenue  
Flixton  
M41 8UQ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

6 Ashbourne Avenue  
Flixton  
Trafford  
M41 8UQ



£425,000

\*A WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A PEACEFUL CUL-DE-SAC LOCATION OFF GOLDSWORTHY ROAD\*  
Much improved by our clients during the course of their ownership and providing accommodation suitable for a variety of purchasers of approx 1013 sq ft. Extended to the rear to provide enlarged kitchen and living space. Separate dining room. Combination gas central heating boiler installed 2026. Well appointed family bathroom. Good sized enclosed garden with a southerly aspect. Situated in a popular and convenient location with good access to local shops, amenities, parks and well regarded local school options. Must be viewed to be appreciated. Virtual Tour Available. EPC Rating: D.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Meter cupboard. Radiator. Feature entrance door with side windows with leaded lights and stained glass inserts.

### Dining Room

With a double glazed bay window to the front elevation. LVT flooring. Radiator. Feature recessed within the chimney breast with wooden mantel.

### Rear Lounge

With LVT flooring, bespoke media wall with living flame fire spotlighting. Radiator. Open to:

### Extended Study/Play Area

With a Velux window, double glazed window to the side elevation and double glazed patio doors leading out to the rear garden providing ample natural light. Spotlighting.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Tiled splashbacks. Space for a range style induction cooker with extractor canopy above. Plumbing for a dishwasher and space for dryer. Integrated washing machine and fridge/freezer. Cupboard off where the combination gas central heating boiler is located. (Installed 2026). Under stairs storage cupboard. Double glazed window to the rear and side elevation with exit door to the side. LVT flooring.

## TO THE FIRST FLOOR

### Landing

With a feature double glazed window to the side elevation with leaded lights and stained glass inserts. Loft access point.

### Bedroom (1)

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

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

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

### Bathroom

With a suite comprising panelled bath, low-level WC, pedestal wash hand basin and walk-in shower enclosure. Extractor fan. Contemporary tiled areas. Double glazed windows to the rear and side elevations. Chrome ladder radiator.

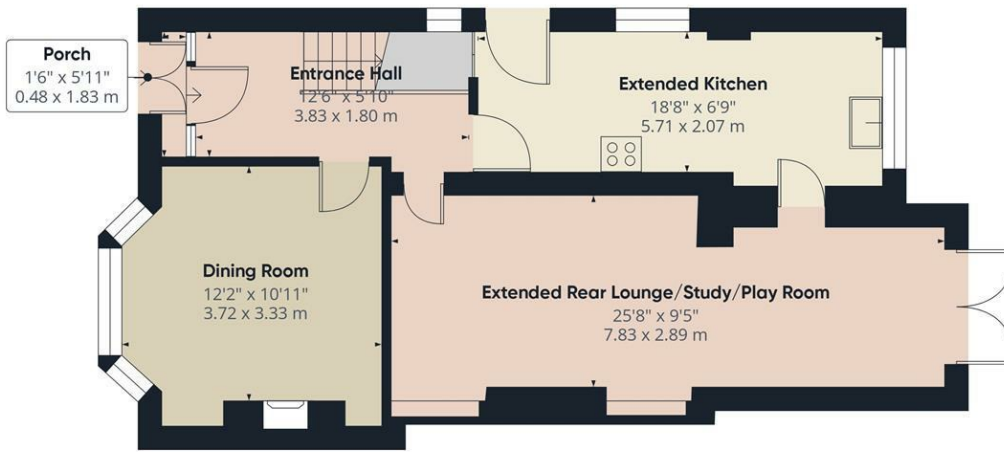
### Outside

To the front elevation is an off-road parking facility. To the rear is an enclosed garden with patio and lawned areas. The rear has a southerly aspect.

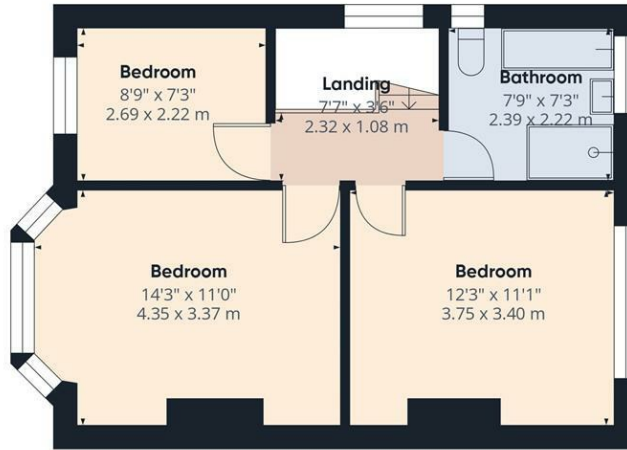
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 13/05/1933, subject to a ground rent payable of £4.





Ground Floor



Floor 1

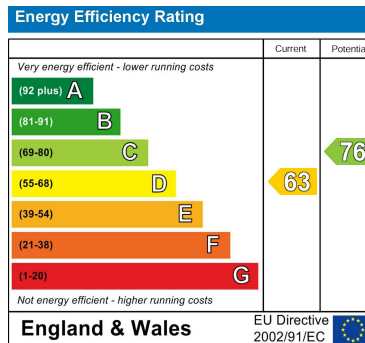


Approximate total area<sup>(1)</sup>  
1013 ft<sup>2</sup>  
94 m<sup>2</sup>

(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



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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

**CONTACT**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

