



PAUL BIRTLES

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Ullswater Road
Flixton
M41 8SQ

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£725,000

AN EXECUTIVE DETACHED PROPERTY OCCUPYING AN EXTENSIVE PLOT ON THE CORNER OF ULLSWATER ROAD AND THIRLMERE ROAD Offering spacious family accommodation of approx 2257 sq ft to include outdoor covered bar/seating area and outdoor storage that is suitable for a variety of uses. Two separate reception rooms, one with an 'Inglenook' plus large open plan kitchen/diner. Ground floor shower room/WC. Integral garage currently used as a utility room. Four piece en-suite bathroom to master bedroom. Bay windows to all bedrooms. Excellent off road parking to the front, gated parking area to the side and a fantastic rear garden with a south westerly rear aspect with brick perimeter wall, lawn and patio areas with separate play area. Must be viewed to be appreciated. Situated in a popular and sought after location. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Entrance Hall

With stairs off to the first floor rooms. Radiator. Understairs storage off.

Lounge

With a double glazed bay window to the front elevation. Feature recess with tiled inserts and wooden mantle. Radiator.

Rear Sitting Room

With a double glazed bay window to the side elevation. Radiator. 'Inglenook' with a brick fireplace with a coal effect gas fire. Wall light points. Encapsulated stained glass windows.

Open Plan Kitchen/Diner

A spacious open plan kitchen/diner with an excellent range of base and wall cupboard units and oak working surfaces incorporating a 'Belfast' sink unit with mixer tap. Integrated dishwasher. Space for an American style fridge/freezer. Tiled flooring and splashbacks. Central island unit with a Rangemaster range cooker to remain. Radiator. Double glazed patio doors and a further exit door with adjacent window leads out to the rear patio and garden beyond. Door off to:

Inner Hall

Door off to the garage/utility and door off to:

Downstairs Shower Room/WC

With a corner shower enclosure, low level WC and Vanity wash hand basin. Ladder radiator. Fully tiled. Extractor fan. Spotlighting.

Garage/Utility Room

With working surface, plumbing for a washer and space for further appliances. Wall mounted 'Worcester' combination gas central heating boiler. (Installed 2017). The up and over door to the front remains

Outdoor Covered Bar/Sitting Area

Built on at the rear of part brick construction with fitted bar and electric fire. Suitable for a variety of uses.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a double glazed bay window to the front elevation. Range of fitted wardrobes/dressing table/facility. Radiator. Door off to:

En-Suite Bathroom

With a four piece suite comprising timber panelled bath, low level WC and Vanity wash hand basin. Walk-in shower enclosure. Two double glazed windows to the rear elevation. Radiator. Extractor fan.

Bedroom (2)

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

Bedroom (3)

With a double glazed bay window to the side elevation. Radiator. Range of fitted wardrobes.



Bedroom (4)

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

Bathroom

With a timber panelled bath, corner shower enclosure, pedestal wash hand basin and low level WC. Ladder radiator. Tiled areas. Loft access point. (The loft space is part boarded with insulation). Double glazed window to the rear elevation. Spotlighting.

Outside

The property occupies an extensive corner plot with good off road parking to the front, gated parking area to the side elevation and large enclosed garden with lawn and patio areas. There is a separate outside storage facility that could easily be utilised as a home office/gym etc. Separate play area. Brick perimeter walls.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 01/09/1935, subject to an annual ground rent of £5.





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Approximate total area^m

2257 ft²

209.6 m²

Reduced headroom

10 ft²

0.9 m²



(1) Excluding balconies and terraces.

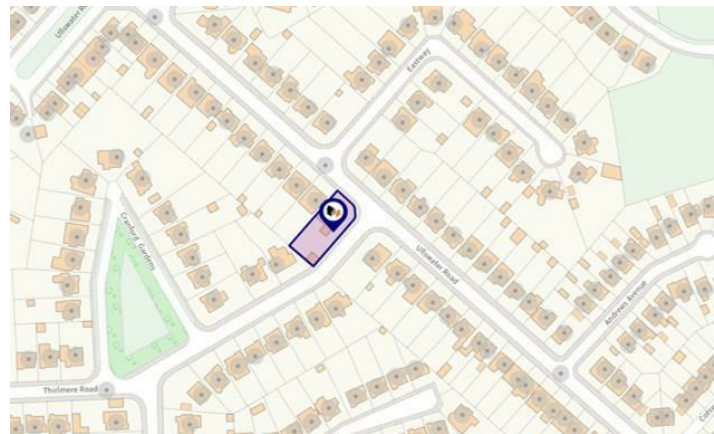
Reduced headroom

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

