

Balmoral Road
Flixton
M41 6HQ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

56 Balmoral Road
Flixton
Manchester
M41 6HQ



Offers Over £335,000

A FREEHOLD THREE BEDROOM DORMER STYLE SEMI-DETACHED PROPERTY Occupying a really generous plot with land to the front, side and rear. Extensive off-road parking facilities plus a large detached garage. Gas central heating system-combination boiler. Double glazed windows/exterior doors. Large through lounge/dining room. Extended, refitted kitchen with appliances. Well appointed shower room/WC. Occupying a popular and convenient location within easy reach of the facilities available within Urmston town centre. Must be viewed to be appreciated. Virtual Tour Available. Approx 859 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed entrance door and window. Radiator, wood effect flooring and stairs leading off to the first floor rooms with storage facilities below.

Ground Floor Shower Room

With a walk-in shower compartment, pedestal wash hand basin and low-level WC. Double glazed window to the front. Chrome ladder radiator.

Bedroom (3)

With a radiator and a double glazed window to the rear. Wood effect flooring. A cupboard houses the combination gas central heating boiler.

Lounge

With a radiator and a double glazed bay window to the front. Attractive feature fireplace with tiled inserts. Wood effect flooring. Opening to:

Dining Room

With a radiator and a double glazed window to the rear. Wood effect flooring.

Extended Kitchen

With a single drainer sink unit with a feature mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer and space for appliances with plumbing provided for an automatic washing machine. There are double glazed windows to two elevations and a double glazed exit door to outside. Radiator.

TO THE FIRST FLOOR

Landing

With a storage facility off.

Bedroom (1)

With wood effect flooring, a radiator and a double glazed window. Fitted wardrobe/storage space.

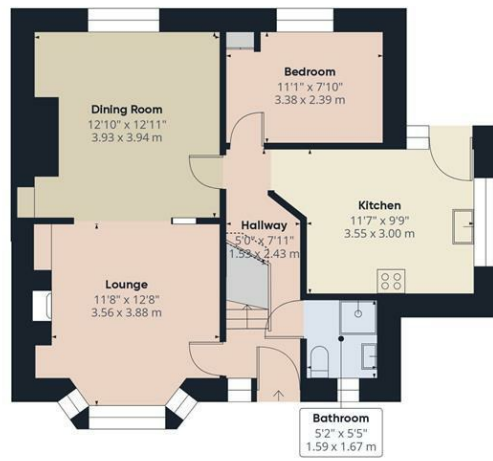
Bedroom (2)

With wood effect flooring, a radiator and a double glazed window. Fitted wardrobe/storage space.

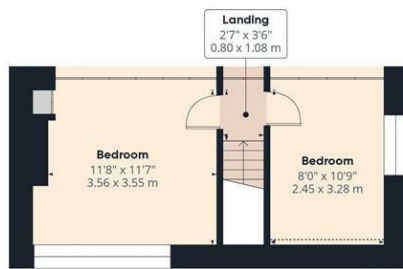
Outside

The property occupies a generous plot with land to the front side and rear. There are lawned sections, extensive off-road parking facilities and a detached concrete sectional garage with power and light laid on.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 859.17 ft²
 79.82 m²

Reduced headroom
 5.42 ft²
 0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

