











# Eddisbury Avenue

Flixton

M41 8QJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

10 Eddisbury Avenue
Flixton
Trafford
M41 8QJ


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Offers Over £395,000

*A SPACIOUS POST-WAR BUILT THREE BEDROOM SEMI-DETACHED PROPERTY* Offering well presented accommodation of approx 1209 sq ft. Two separate reception rooms, kitchen and conservatory built on at the rear. Beautifully appointed bathroom. Separate WC. Offering prospective purchasers potential to extend or undertake a loft conversion (subject to any necessary consents required). Delightful enclosed rear garden. Attached garage offering scope to convert (subject to any necessary consents required). Situated in a peaceful residential location with shops, amenities, transport links and well regarded local school options close by along with Millenium Nature Reserve. Must be viewed to be appreciated. Virtual Tour Available.

**TO THE GROUND FLOOR**

**Entrance Hall**
With stairs off to the first floor rooms. Double glazed bay window to the front elevation with feature entrance door adjacent. Understairs storage. Radiator with a decorative cover. Laminate flooring.

**Dining Room**
With a double glazed bay window to the front elevation. Laminate flooring. Radiator. Feature surround.

**Rear Lounge**
With a coal effect gas fire set within a feature fireplace. Laminate flooring. Radiator. Double glazed door with adjacent side window leads into:

**Conservatory**
Built on at the rear of the property of part brick construction with double glazed units all round and exit door to the rear garden.

**Kitchen**
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Built in oven and gas hob with extractor canopy above. Tiled splashbacks. Plumbing for a dishwasher. Double glazed window to the rear. Radiator. Door off to:

**Garage/Utility**
With an up an over door to the front. The utility section has been partitioned from the garage section and now provides plumbing for a washer, space for fridge/freezer and has a wall mounted combination gas central heating boiler. Exit door to the rear garden.

**TO THE FIRST FLOOR**

**Landing**
With double glazed windows to the front and side. Loft access point.

**Bedroom (1)**
With a double glazed bay window to the front elevation. Range of fitted wardrobes and dressing table facility. Radiator.

**Bedroom (2)**
With a double glazed window to the rear. Radiator. Laminate flooring.

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

**Bathroom**
With a panelled bath and Vanity wash hand basin. A shower is installed over the bath with an anti splash screen and period style shower attachment. Metro tiling. Spotlighting. Double glazed window to the side elevation. Period style radiator.

**Separate WC**
With a low level WC, tiled areas and double glazed window to the front elevation.

**Outside**
To the front elevation is a gated parking facility on a concrete imprinted driveway. To the rear is an enclosed garden with concrete imprinted driveway, patio and artificial grass area.

**Additional Information**
The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1953, subject to an annual ground rent of £6.


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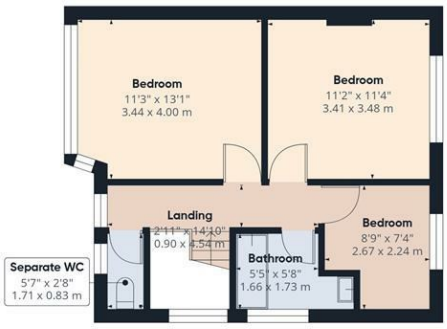

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Ground Floor







Floor 1

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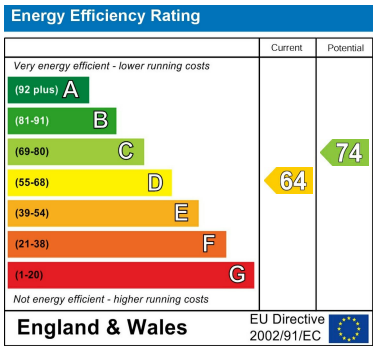
**Approximate total area**(1)

1209 ft²
112.5 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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