



Andrews Avenue
Flixton
M41 8SU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

19 Andrews Avenue
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Trafford
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£550,000

LARGE REAR GARDEN An extended three bedroom detached property situated at the head of a cul-sac off Ullswater Road. Offering superb family accommodation of approx 1283 sq ft. Well presented accommodation throughout. Scope for purchasers to personalise to their own requirements and/or extend further (subject to any necessary consents required). Several reception rooms plus useful ground floor WC and rear porch/utility. Well appointed bathroom. Attached brick garage. Easterly aspect to the rear. No ongoing vendor chain. Freehold subject to a £6 per annum rentcharge. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Door off to:

Downstairs WC

With a low-level WC and wall hung wash hand basin. Extractor fan.

Lounge

With a double glazed bay window to the front elevation. Radiator. Coal effect gas fires within a feature fireplace. All light points.

Rear Sitting/Dining Room

With a feature electric fire set with a feature fireplace in the sitting area. Four double glazed windows to the side elevation and double glaze patio doors with adjacent side windows to the rear provide ample natural light to this spacious reception room.

Morning Room

With a double glazed window to the side elevation. Cupboard off where the 'Glow-worm' combination gas central heating boiler is located. Radiator. Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Spotlighting. Double glazed window to the rear and side. Gas hob with extractor canopy and built-in oven.

Rear Porch/Utility Room

With working surface with plumbing for a washer and dryer. Double glazed window to the side elevation. Tiled flooring. Exit door to the rear garden.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs with encapsulated stained glass.

Bedroom (1)

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

Bedroom (2)

With double glazed windows the rear. Radiator.

Bedroom (3)

With double glazed windows the front elevation. Radiator.

Bathroom

With panelled bath and vanity wash hand basin/low-level WC combined. Two double glazed windows to side elevation. A 'Triton' Electric shower is installed over the bath with an anti-splash screen fitted. Loft access point. Chrome radiator. Spotlighting. Large airing/linen cupboard off.

Outside

To the front is an off road parking facility. There is attached garage to the side with an up and over door and power and light laid on. Door to the rear.

To the rear is a large enclosed garden with paved patio and lawned areas with summer house. The rear has an easterly aspect.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1283 ft²
119.2 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

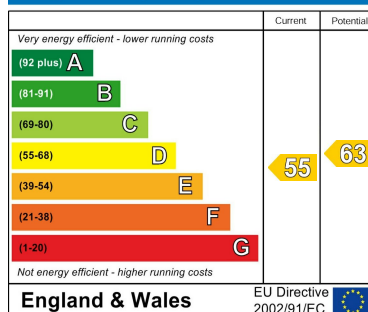
Reduced headroom

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



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



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