



Woodlands Avenue
Flixton
M41 6NE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

2 Woodlands Avenue
Flixton
Trafford
M41 6NE



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1



2



£395,000

*A VERSTATILE EXTENDED DORMER
STYLE SEMI-DETACHED PROPERTY
OCCUPYING A CORNER POSITION*
Two separate receptions, conservatory,
breakfast kitchen, bathroom and ground
floor bedroom. Two good sized double
bedrooms to the first floor, one with an
en-suite shower/WC. Offering spacious
accommodation of approx 1049 sq ft.
Enclosed garden areas to the front, side
and rear. Freehold. Must be viewed to be
appreciated. Within easy reach of local
amenities, shops, schools and within
easy reach of transport links. Virtual Tour
Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Tiled flooring.

Lounge

With a double glazed bay window to the front elevation. Fitted gas fire within a feature surround. Laminate flooring. Radiator with a decorative cover. Double doors open to:

Dining Room

With a radiator, laminate flooring and double glazed patio doors leading into:

Conservatory

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

Ground Floor Bedroom (3)

With laminate flooring, radiator and double glazed window to the rear. Currently utilised as a storage/utility room but suitable for a variety of uses.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a bowl stainless steel sink unit with mixer tap. Integrated dishwasher and fridge/freezer. Cupboard off where the combination gas central heating boiler is located. Tiled splashbacks. Radiator. Space for a freestanding cooker with extractor canopy above. Double glazed window and exit door.

Bathroom

With a white suite comprising panelled bath, low level WC and pedestal wash hand basin. Tiled areas. Radiator. Double glazed window to the front.

TO THE FIRST FLOOR

Landing:

With eaves storage off.

Bedroom (1)

With a double glazed window and roof window. Radiator. Open to:

En-Suite Shower

With a walk-in shower enclosure. Door off to:

Separate WC

With a low level WC and wash hand basin.

Bedroom (2)

With a double glazed window, radiator and range of fitted wardrobes with mirror fronted sliding doors. Decorative period style fireplace.

Outside

The property occupies a corner position. To the front is a gated forecourt with lawn and brick block paving. There is off road parking potential off Kenilworth Road (subject to any necessary consents required) and a further enclosed area adjacent to the conservatory.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

1049 ft²
97.4 m²

Reduced headroom

16 ft²
1.5 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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