



PAUL BIRTLES
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Lynton Avenue
Flixton
M41 6WW

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£275,000

NO ONGOING VENDOR CHAIN A corner positioned freehold three bedroom semi-detached property. Offering scope for a buyer to personalise a property to their own requirements. Priced to reflect some works required. Offering excellent potential to extend (subject to any necessary consents required). Lounge plus kitchen/diner. Three well proportioned bedrooms, bathroom and separate WC. Excellent off road parking facilities. Gardens to the front, side and rear. Situated in a convenient and popular location within easy reach of local schools, shops and transport links. Must be viewed to be appreciated. Virtual Tour Available. Approx 801 sq ft.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with double glazed units all round.

Entrance Hall

With stairs off to the first floor rooms. Radiator. Understairs storage off where the gas central heating boiler is located with an exit door to the side elevation.

Lounge

With a double glazed window to the front. Radiator. Fitted gas fire set within a surround with timber mantel and tiled hearth.

Kitchen/Diner

With two double glazed window to the rear and side elevations. Double glazed patio doors lead out to the rear decking and garden beyond. Laminate flooring. The kitchen is well fitted with a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob with extractor above with built in oven/grill. Integrated fridge/freezer. Tiled splashbacks. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed window to the rear. Radiator. Excellent range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the front. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator. Built in storage.

Separate WC

With a low level WC. Double glazed window to the side elevation. Tiled areas.

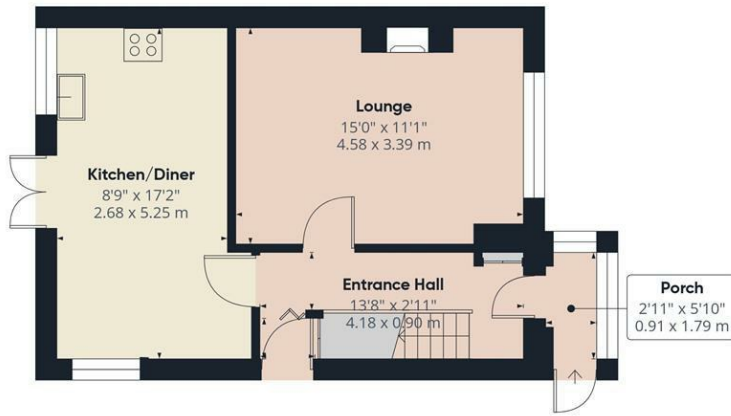
Bathroom

With a panelled bath and pedestal wash hand basin. A shower is installed over the bath with an anti-splash screen fitted. Double glazed window to the rear. Tiled areas. Radiator.

Outside

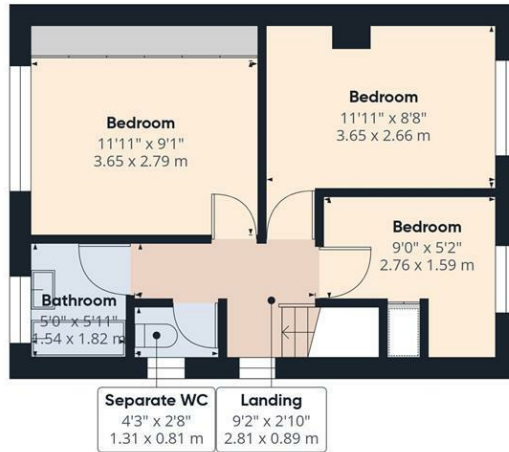
The property enjoys a generous corner position with gardens to the front, side and rear. Excellent off road parking facilities.





Ground Floor

Approximate total area⁽¹⁾
801 ft²
74.3 m²



Floor 1

(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.

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.

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