

**Bude Avenue**  
Flixton  
M41 9FR

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

7 Bude Avenue  
Flixton  
Trafford  
M41 9FR



## Offers Over £400,000

\*A SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED SET WITHIN A PEACEFUL CUL-DE-SAC LOCATION\* Offering spacious family accommodation of approx 1477 sq ft. Lounge, dining room plus 'L' shaped breakfast kitchen. Useful downstairs WC and garage offering potential for conversion subject to any necessary consents required. Beautifully appointed shower room/WC. Enclosed rear garden with artificial grass and composite decking and a southerly aspect. Excellent off road parking facilities. Situated in a popular and convenient location within easy reach of local amenities, shops, transport links and access to Urmston Meadows. 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. Vertical radiator.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Wall light points. Beamed ceiling. Feature recess within the chimney breast. Double doors open to:

### Dining Room

With double glazed sliding doors leading out to the rear garden. Radiator. Wall light points.

### Breakfast Kitchen

'L' shaped with an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Two radiators. Neff induction hob with extractor canopy. Built in Neff oven and grill. Integrated undercounter fridge and freezer and dishwasher. Plumbing for a washer and dryer. Two double glazed windows to the rear and stable door to rear garden.

### Garage

With an up and over door with power and light laid on. Door off to:

### Downstairs WC

With a low level WC and wall hung wash hand basin. Radiator. Metro tiling. Spotlighting.

## TO THE FIRST FLOOR

### Landing

With suspended panel ceiling with spotlighting.

### Bedroom (1)

With a double glazed bay window and further double glazed window to the front elevation. Radiator. Excellent range of fitted wardrobes and storage. Additional storage off.

### Bedroom (2)

With a double glazed bay window to the front elevation. Radiator.

### Bedroom (3)

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

### Bedroom (4)

With a double glazed window to the rear. Radiator. Spotlighting inset within a suspended ceiling.

### Shower Room/WC

A beautifully appointed shower room with a large walk-in shower enclosure, low level WC and wall hung Vanity wash hand basin with storage below. Ladder radiator. Spotlighting. Radiator. Contemporary tiling. Double glazed window to the rear.

### Outside

To the front of the property is an off road parking facility on brick block paved driveway. To the rear is an enclosed garden with composite decking and artificial grass.



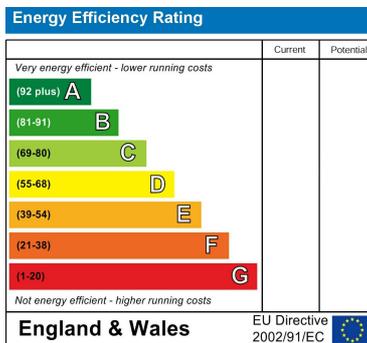
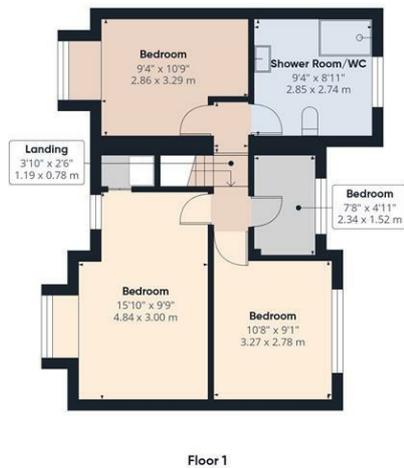


**Approximate total area<sup>(1)</sup>**  
1477 ft<sup>2</sup>  
137.3 m<sup>2</sup>

(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



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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

