



Brecon Avenue
Flixton
M41 8RW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

1 Brecon Avenue
Flixton
Manchester
M41 8RW



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Offers Over £295,000

NO ONGOING VENDOR CHAIN A well presented three bedroom semi-detached property. Offering spacious accommodation of approx 827 sq ft. Suitable for a variety of purchasers. Spacious rear lounge/sitting room. Gated off-road parking. Well appointed shower room. Situated in a most convenient location within easy reach of local shops, amenities and well regarded school options. Freehold. Must be to be appreciated. Virtual Tour available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Built in meter cupboards. Wall light points. Radiator. Door off to:

Downstairs WC

With a low-level to WC/wash hand basin combined. Radiator. Spotlighting.

Kitchen/Diner

with a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Double glazed window to the front elevation. Siemens gas hob with extractor canopy above and built-in oven. Tiled splashbacks. Plumbing for a washer. Radiator. Integrated fridge and freezer.

Lounge/Sitting Room

With a double glazed window to the rear elevation and double glazed patio doors leading out to the rear garden. Radiator. Coal effect gas fire set with an attractive feature fireplace.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed windows at the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Cupboard off where the Worcester combination gas central heating boiler is located.

Shower Room

With a large walk-in shower enclosure, pedestal wash hand basin. Chrome radiator. Double glazed window to the side elevation.

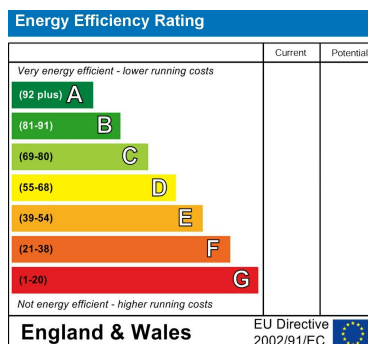
Separate WC

With a double glazed window to the side elevation. Low-level WC.

Outside

To the front of the property is a gated off road parking facility on a block paved driveway. To the rear is an enclosed garden offering excellent privacy with Indian stone paved patio. The rear benefits from an easterly aspect.





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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