



Aldermere Crescent
Flixton
M41 8UF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

14 Aldermere Crescent
Flixton
Trafford
M41 8UF



3



2



1



£450,000

A SIGNIFICANTLY EXTENDED THREE DOUBLE BEDROOM / TWO BATHROOM SEMI-DETACHED PROPERTY

Presented to a high standard throughout with quality fixtures and fittings utilised. Spacious family accommodation of approx 951 sq ft. Occupying a good sized plot with large rear garden with a southerly aspect. Through lounge/sitting room. Kitchen/diner with granite working surfaces. En-suite bathroom to master bedroom. Fitted wardrobes to all bedrooms. Beautifully appointed wet room. Excellent off road parking facilities. Useful detached storage garage. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With feature entrance door and stairs leading off to the first floor rooms. Radiator. Double glazed window to the front. Cloaks are under stairs.

Through Lounge/Sitting Room

With a double glazed bay window to the front elevation with fitted plantation shutters. Coal effect gas fire set within a feature fireplace. Decorative wall panelling. Double glazed patio doors lead out to the rear patio and garden beyond. Door off to:

Kitchen/Diner

With a range of base and wall cupboard units and granite working surfaces incorporating a single drainer inset sink unit with mixer tap. Induction hob with extractor canopy above. Built in double oven. Integrated dishwasher and washing machine. Two double glazed windows to the side elevation and double glazed patio doors lead out to the rear patio and garden beyond. Spotlighting. Undercounter lighting. In the dining section is a fitted bar area with wine rack etc. Radiator. Space for an American style fridge/freezer.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side on the stairs. The loft space is part boarded for storage.

Bedroom (1)

With a double glazed bay window to the front elevation with fitted plantation shutters. Laminate flooring. Range of fitted wardrobes. Door off to:

En-Suite Bathroom

With a suite comprising Jazuzzi spa bath and Vanity wash hand basin/low level WC combined. Spotlighting. Fully tiled. Double glazed window to the side elevation. Mira electric shower over the bath. Extractor fan.

Bedroom (2)

With a double glazed window to the rear. Laminate flooring. Radiator. Range of fitted wardrobes. Spotlighting.

Bedroom (3)

With a double glazed window to the rear. Fitted storage cupboard off where the 'Ideal' combination gas central heating boiler is located. Further fitted wardrobes. Radiator.

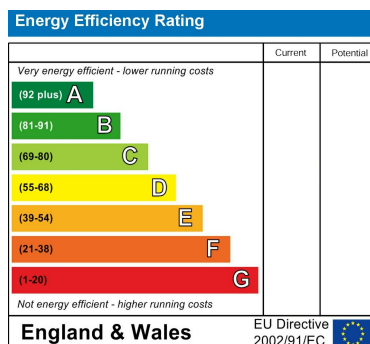
Wet Room

With walk-in shower with anti splash screen fitted. Spotlighting. Fully tiled. Chrome period style radiator.

Outside

To the front of the property is an off road parking facility on a concrete imprinted driveway that continues to the side with wrought iron gates. To the rear is a detached storage garage with an up and over door. The current owner has upgraded and now utilises for storage/home gym with power and light laid on with insulation fitted. There is a large imprinted concrete patio area beyond which is a lawned area. The rear benefits from a southerly 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.

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

