



Tintern Avenue
Flixton
M41 6FJ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

14 Tintern Avenue

Flixton

Trafford

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£375,000

AN EXTENDED THREE DOUBLE BEDROOM / TWO BATHROOM SEMI-DETACHED PROPERTY Occupying a popular and peaceful cul-de-sac position. Offering spacious family accommodation of approx 1050 sq ft. Recently installed heat pump and solar panels. Offering scope to prospective purchasers to update to their own requirements. Well appointed bathroom plus separate shower room. Pleasant enclosed rear garden. Integral garage offering scope for upgrade/conversion (subject to any necessary consents required). Freehold. 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. Meter cupboard built-in. Laminate flooring. Radiator.

Lounge

With a coal effect gas fire set within a feature fireplace. Radiator. Laminate flooring. Double glazed window to the front elevation. Under the stairs storage cupboard off.

Kitchen

Will the range of base and wall cupboard units and working services incorporating a single drainer stainless steel sink unit. Plumbing for a washer. Space for fridge freezer and cooker. Extractor fan. Tiles splashbacks. Double glazed window to the rear and exit door to the rear elevation. Radiator. Open to:

Dining Room/Conservatory

Built at the rear of the property of part brick construction with double glazed units or round and exit doors to the rear garden. Radiator. Tiled flooring.

Garage

With an up and over door and power light laid on. The heat pump control unit is situated here.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Fitted storage built-in.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to, the rear. Radiator.

Shower Room

With a walk-in shower enclosure. Radiator. Suspended ceiling.

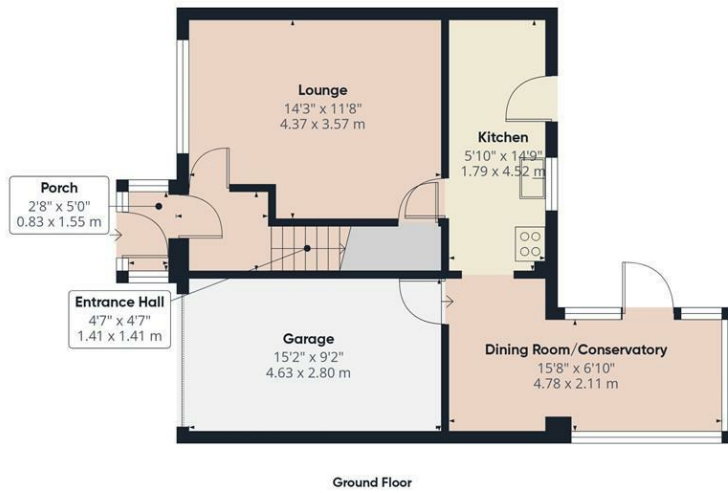
Bathroom

With a suite comprising timber panelled bath, low-level WC and pedestal wash hand basin. Double glazed window to the rear. Extractor fan. Chrome ladder radiator. Radiator. Tiled areas.

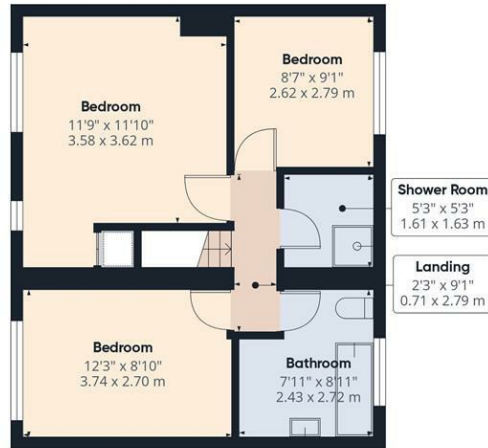
Outside

To the front is an off-road parking facility with lawn area. To the rear is an enclosed garden with patio and lawned areas.





Ground Floor



Floor 1



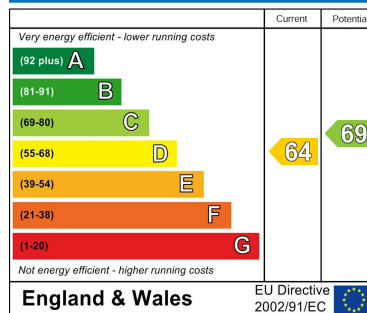
Approximate total area⁽¹⁾
1050 ft²
97.6 m²

(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



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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