



Balmoral Avenue
Trafford
M41 9DU

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

1 Balmoral Avenue
Flixton
Trafford
M41 9DU



£475,000

A LARGER THAN AVERAGE EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Presented in move in condition throughout. Through lounge/dining room, conservatory and extended kitchen plus sitting room. Beautifully appointed family bathroom. Offering spacious accommodation of approx 1164 sq ft. Excellent off road parking facility to the front. Private enclosed garden to the rear. Occupying a corner position within easy reach of local amenities, access to transport links and well regarded primary and secondary school options. Adjacent to Abbotsfield Park. Freehold subject to rent charge. 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. Laminate flooring. Radiator. Door off to:

Sitting Room Extension

With fitted plantation shutters to the front elevation. Radiator. Laminate flooring.

Through Lounge/Dining Room

With a double glazed bay window to the front elevation. Two radiators. Laminate flooring. In the dining section is fitted shelving to alcoves. Double glazed doors lead into:

Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and exit door out to the rear garden. Laminate flooring. Two radiators.

Extended Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a 'Belfast' style sink unit with mixer tap. Gas hob and built in oven and microwave. Plumbing for a washer and dishwasher. Space for an American style fridge/freezer. Spotlighting. Anthracite radiator. Extractor fan. Laminate flooring. Two double glazed windows to the rear elevation and exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Fitted plantation shutters. Range of fitted wardrobes with mirror fronted doors. Ceiling fan.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the front elevation. Fitted plantation shutters. Radiator.

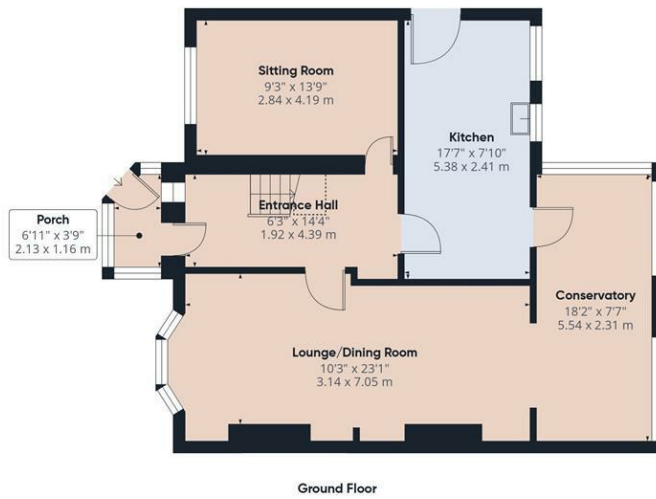
Bathroom

With a suite comprising tile panelled bath and Vanity was hand basin/low level WC combined. Corner shower enclosure. Anthracite radiator. Double glazed window to the rear. Spotlighting. LED mirror.

Outside

To the front of the property is an off road parking facility for numerous vehicles. To the rear is an enclosed garden with lawn and patio areas.





Ground Floor



Floor 1



Approximate total area¹⁾

1164 ft²
108.2 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

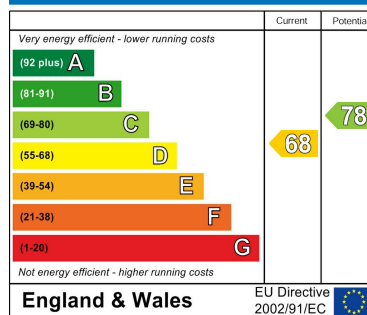
Reduced headroom

..... Below 5 ft/1.5 m

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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