



Highbury Avenue
 Flixton
 M41 8TZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

11 Highbury Avenue
Flixton
Trafford
M41 8TZ



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Offers Over £450,000

AN EXTENDED DETACHED PROPERTY THAT'S SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION WITHIN EASY REACH OF LOCAL AMENITIES Excellent family accommodation with two separate reception rooms, a breakfast kitchen and a useful ground floor WC. Three bedrooms plus office/study on the first floor. Well appointed family bathroom with shower. Gas central heating system and double glazing. Good off-road parking facilities and delightful gardens. A well presented property set within a generous, fully closed plot. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part brick construction with a double glazed entrance door and adjacent windows.

Entrance Hall

With a radiator. Stairs lead off to the first floor rooms with storage space below. Double glazed window to the side.

Dining Room

With a radiator and a double glazed bay window to the front. Attractive period style feature fireplace.

Extended Lounge

With two radiators and an attractive feature fireplace. Double glazed double doors and side panels provide an outlook and access to the rear garden. There are two circular windows to the extension area providing additional natural light.

Breakfast Kitchen

with a single drainer stainless steel set unit with mixer tap and a range of base and wall cupboard units and working surfaces with a range style cooker is in situ. Tiled decor, extractor hood and double glazed window to the rear. Radiator, plumbing is provided for an automatic washing machine and there's space for appliances. Open to :

Utility Room/Rear Porch

With a door off to outside, a double glazed window to the rear and the 'Worcester' combination gas central heating boiler. Space for dryer.

Downstairs WC

With a low level WC.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side.

Bedroom (1)

With a radiator, a double glazed bay window to the front and a range of fitted wardrobes and storage space. Wood effect flooring.

Bedroom (2)

With a radiator, a double glazed window to the rear and a range of fitted wardrobes and storage space. Wood effect flooring.

Office/Study

With a radiator and a double glazed window to the front. Loft access point. Access to :

Bedroom (3)

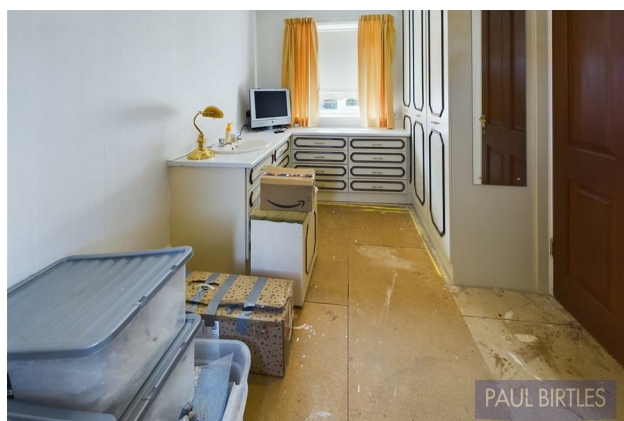
With a radiator, double glazed windows to the front and rear and fitted wardrobe/storage space with a wash hand basin.

Bathroom

With a white suite comprising panelled bath, wash handbasin with storage below and a low level WC. There's an over the bath shower fitted along with an anti-splash screen. Tiled decor, radiator and an extractor fan.

Outside

The property occupies a generous, fully enclosed plot with off-road parking facilities, lawned areas, a patio section etc.



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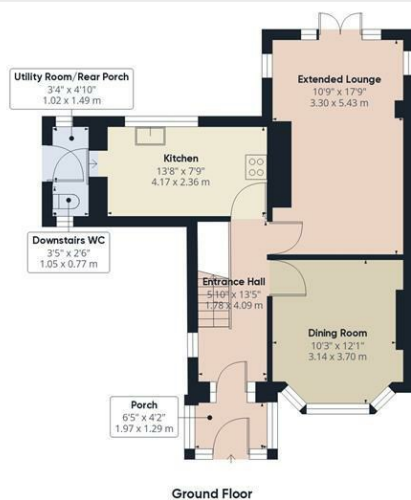
Approximate total area⁽¹⁾
1021.71 ft²
94.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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