Bude Avenue

Flixton

M41 9FR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

11 Bude Avenue
Flixton
Trafford
M41 9FR

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£350,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property benefitting from a south facing rear garden. Potential to extend (subject to any necessary consents required). Through lounge/dining room. Newly fitted breakfast kitchen. Newly carpeted and freshly decorated throughout. Off road parking to the front. Enclosed rear garden. Ideal for first time buyers or downsizers. Situated in a popular and convenient cul-de-sac location within easy reach of local amenities, shops, transport links and access to Urmston Meadows. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Laminate flooring. Radiator. Double glazed window to the side elevation and feature entrance door. Built-in meter cupboard.

Through Lounge/Dining Room
With double glazed window to the front elevation and double glazed door to the rear with adjacent side windows leading to the rear garden. Laminate flooring. Radiator. LED electric fire set within a feature surround.

Breakfast Kitchen
A newly fitted kitchen with range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink units with mixer tap. Built-in oven and induction hob with extractor canopy above. Breakfast bar facility. Radiator. Plumbing for a washer. Tile splashbacks. Pantry/under stairs storage off. Double glazed window to the rear and exit door to side elevation with adjacent side windows. Extractor fan.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a double glazed window to the front elevation. Radiator.

Bedroom (2)
With a double glazed window to the rear elevation. Radiator.

Bedroom (3)
With double glazed window to the front elevation. Radiator. Cupboard off where the 'Worcester' gas central heating boiler is located.

Bathroom
With a panelled bath and pedestal wash hand basin. Double glazed window to the rear. Shower over the bath with a rail and curtain fitted. Tiled areas.

Separate WC
With a low level WC and double glazed window to the rear.

Outside
To the front is an off road parking facility on a block paved driveway. To the rear is an enclosed garden with paved patio and lawned areas with timber sleeper border section. The rear garden benefits from a southerly aspect.

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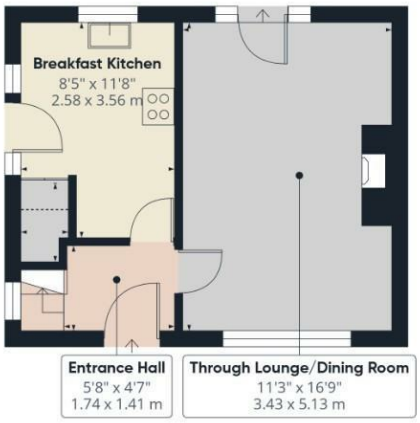
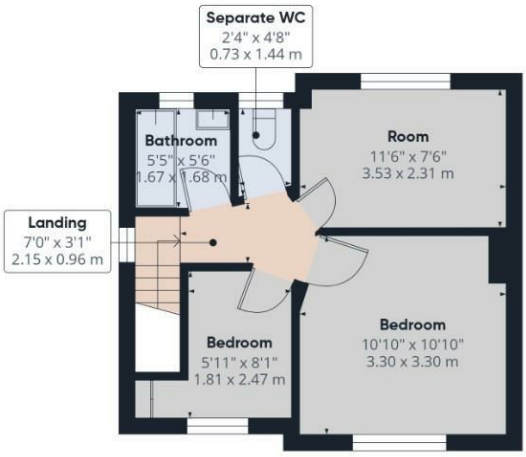


Ground Floor



Floor 1

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Approximate total area(1)

649 ft²

60.2 m²

Reduced headroom

6 ft²

0.6 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.

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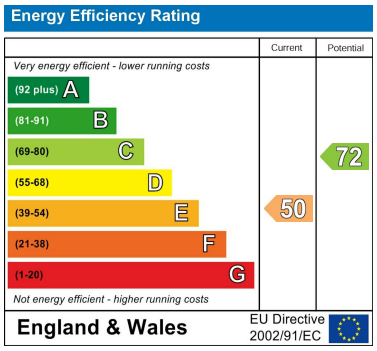

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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