



**'Marchlea' Marlborough Road**  
 Flixton  
 M41 5QG

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

'Marchlea'  
Marlborough Road  
Flixton  
Trafford  
M41 5QG



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£475,000

\*AN EXTENDED THREE DOUBLE BEDROOM / TWO BATHROOM SEMI-DETACHED PROPERTY SITUATED ON A PEACEFUL PRIVATE ROAD OFF MARLBOROUGH ROAD\* Presented in immaculate condition and offering accommodation of approx 1039 sq ft. Lounge, dining room, kitchen and separate sitting room suitable for a variety of uses. En-suite to master bedrooms. Enclosed rear garden. Excellent off road parking facilities. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs of the first floor rooms. Radiator. Laminate flooring. Built in meter cupboard.

### Sitting Room

With double glazed patio doors with adjacent side windows leading out to the front elevation. Radiator. Cupboard off where the 'Worcester' combination gas central heating boiler is located.

### Lounge

With a double glazed window to the front and double glazed patio door with adjacent windows out to the rear garden. Electric burner set within the chimney breast with wooden mantle. Beamed ceiling. Radiator. Open to:

### Dining Area

With a double glazed window to the rear. Radiator. Understairs storage off.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Radiator. Tiled flooring. Plumbing for a washer and dryer. Rangemaster cooker with gas hob. Space for fridge freezer. Double glazed window to the rear and double glazed exit door.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Wall light point.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Door off to:

### En-Suite Shower Room/WC

With a walk-in shower enclosure, pedestal wash hand basin and low-level WC. Extractor fan. Double glazed windows rear. Tiled areas.

### Bedroom (2)

With a double glazed bay window to the front elevation and further double glazed window. Radiator. Laminate flooring. Built-in storage/wardrobe off.

### Bedroom (3)

With a double glazed window to the rear. Laminate flooring. Radiator.

### Bathroom

With a three-piece white suite comprising panelled bath, low-level WC and pedestal wash hand basin. A shower is installed over the bath with an anti-splash screen fitted. Double glazed window to the rear. Tiled areas. Radiator.

### Outside

To the front of the property is an off road parking facility along with patio and lawned areas. To the rear is an enclosed garden with lawn and paved patio areas.



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Approximate total area<sup>(1)</sup>

1039 ft<sup>2</sup>  
96.6 m<sup>2</sup>

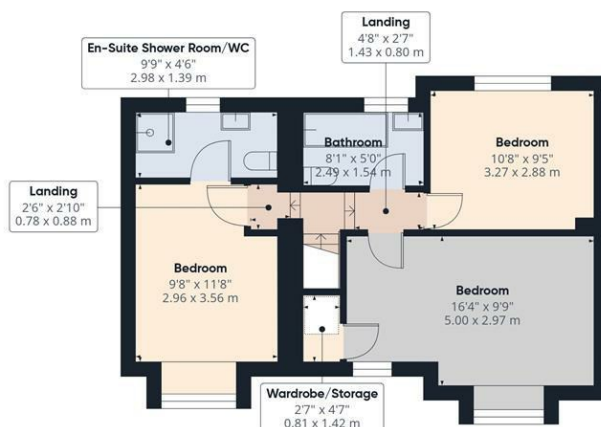
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1



### Energy Efficiency Rating

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