



Irlam Road  
Flixton  
M41 6JR

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

25 Irlam Road  
Flixton  
Trafford  
M41 6JR



## Offers Over £800,000

\*AN IMPRESSIVE DOUBLE FRONTED VICTORIAN DETACHED PROPERTY BUILT 1871\* Many period features retained. Providing extensive family accommodation of approx 2094 sq ft. Requiring modernisation and improvement. Three separate reception rooms, conservatory, dining kitchen and ground floor shower room/WC. Useful storage cellar. Four double bedrooms and family bathroom at first floor level. Large mature rear garden with a southerly aspect. Excellent off road parking facilities to the front and side on two gated driveways with attached brick garage. Potential to extend/enlarge (Subject to any necessary consents required). Situated in a most popular location within easy reach of amenities, shops, transport links and with well regarded local primary and secondary schools close at hand. Virtual Tour Available. Must be viewed to be appreciated. Freehold.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Door off to:

### Storage Cellar

Providing storage with potential to upgrade/convert (subject to any necessary consents required).

### Lounge

With a double glazed bay window to the front elevation. Radiator. A gas fire set within a feature fireplace with hearth and surround provides a focal point of this room.

### Dining Room

With a double glazed bay window to the front elevation with wainscoting. Radiator. A gas fire with tiled health set within a feature surround.

### Rear Sitting Room

With a radiator and a coal effect electric fire set within a feature fireplace. Double glazed sliding doors leads into:

### Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and patio doors out to the rear garden. Tiled flooring.

### Shower Room/WC

A well appointed shower room with walk-in shower enclosure, pedestal wash hand basin and low level WC. Radiator. Double glazed window to the rear. Extractor fan. Contemporary tiling and decorative panelling to walls.

### Dining Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and half bowl sink unit with mixer tap. Gas hob and built in oven. Plumbing for a washer and space for appliances. Tiled splashbacks. Radiator. Spot lighting. Double glazed window to the rear elevation and exit door to the side. Wall mounted gas central heating boiler.

## TO THE FIRST FLOOR

### Landing

With a loft access point, radiator and double glazed window to the front elevation.

### Bedroom (1)

With a double glazed bay window to the front elevation. Range of fitted wardrobes. Exposed floorboards. Radiator.

### Bedroom (2)

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

### Bedroom (3)

With a double glazed window to the rear. Radiator.



#### **Bedroom (4)**

With a double glazed window to the rear. Radiator.

#### **Bathroom**

With a suite comprising panelled bath, low level WC and pedestal wash hand basin. An electric shower is installed over the bath with an anti splash screen fitted. Tiled areas. Double glazed window to the rear. Ladder radiator. Spot lighting.

#### **Outside**

To the front and side of the property are excellent off road parking facilities on two gated driveways. There is an attached garage with an up and over door. To the rear is a really good sized enclosed garden with lawn and patio areas with mature borders. The rear garden benefits from a southerly aspect.

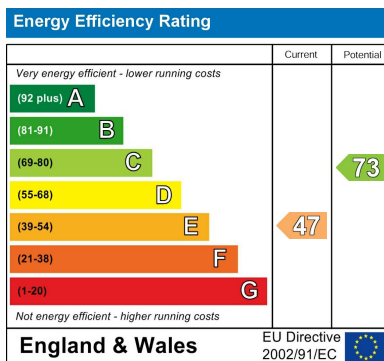






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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour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

Paul Birtles & Co Ltd Registered office Century Buildings 14 St Mary's Parsonage Manchester M3 2DF

## CONTACT

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

