



Thirlmere Road  
Flixton  
M41 8PP

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

21 Thirlmere Road  
Flixton  
Manchester  
M41 8PP



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£550,000

\*OCCUPYING A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES\* An individual detached property, built circa 2003, that offers really spacious accommodation arranged over two floors. Impressive entrance hall, two bedrooms, shower room/WC, lounge, kitchen/ diner and conservatory on the ground floor. Large master bedroom with en-suite bathroom on the first floor. Good off-road parking facilities and a large attached garage. Delightful rear garden with lawn and patio. Gas central heating system and double glazing. Has to be viewed to be fully appreciated. No ongoing vendor chain. Virtual Tour Available.

### Entrance Hall

With two radiators and wood flooring. An attractive staircase leads to the first floor.

### Lounge

With a radiator and a double glazed window to the rear. A log burner is set within a most attractive feature fireplace. Wall light points, spotlighting and a plate rack for display runs around this most attractive living room.

### Bedroom (1)

With a radiator and a double glazed bay window to the front.

### Bedroom (2)

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

### Bathroom

With a walk-in shower area, wash hand basin with storage space below and a low level WC. Tiled areas, double glazed window to the rear and ladder radiator. Spotlighting and an extractor fan are provided.

### Rear Porch

With coat hanging facilities and access to the garage.

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, double glazed window to the rear and a radiator. Space for fridge freezer and integrated dishwasher. Opening to :

### Conservatory

Built on at the rear of the property of part brick construction with a radiator, wall light points and double glazed units all round incorporating a door to the garden.

### TO THE FIRST FLOOR

#### Landing

Providing access to:

#### Master Bedroom (3)

With a radiator and a double glazed window to the rear. Excellent range of fitted wardrobes and storage space with two dressing table facilities and bedside cabinets etc. Eaves storage space off and access to:

#### En-Suite Bathroom

With a white suite comprising panelled bath, wash hand basin with storage below and a low level WC. There's an over the bath shower and an anti-splash screen is fitted. Attractive tiled areas, extractor fan and a ladder radiator. Eaves storage space off and access to a linen cupboard.

#### Outside

To the front of the property is a lawned garden with well stocked flowerbeds. A block paved driveway provides an off-road parking facility for two cars and also gives access to a large garage with power, lighting and an up and over door. The 'Worcester' gas central heating boiler is located here and there's plumbing for an automatic washing machine and space for appliances. Double glazed door out to the rear garden. To the rear is a delightful garden, that incorporates a lawn, patio etc and offers a good degree of privacy.

#### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 01/05/1934. A ground rent is payable of £TBC by vendor.



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Ground Floor



Floor 1

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

1506.62 ft<sup>2</sup>  
139.97 m<sup>2</sup>

Reduced headroom

29.92 ft<sup>2</sup>  
2.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

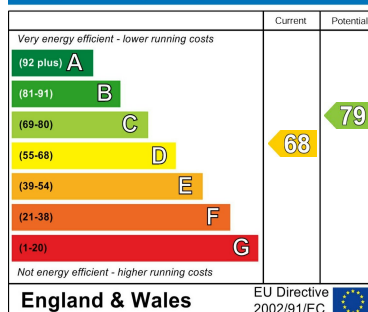
Below 5 ft/1.5 m

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



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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