



Irlam Road  
Flixton  
M41 6ND

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

133 Irlam Road  
Flixton  
Manchester  
M41 6ND



£375,000

\*A SUBSTANTIAL DETACHED BUNGALOW THAT OCCUPIES A GENEROUS PLOT THAT INCORPORATES DELIGHTFUL GARDENS AND OFF ROAD PARKING FACILITIES\* Offering undoubted potential for extension and development of the loft space, subject to any planning/building regulation approval required. Gas central heating system and double glazing. Spacious accommodation incorporating two/three bedrooms, two reception rooms, a wet room, kitchen and utility areas. Located in a popular and convenient location that's within easy reach of local amenities. Freehold. No ongoing vendor chain. Great potential for those buyers looking to put their own stamp on the property. Over 1000 sq ft. Must be viewed to be appreciated.

### **Vestibule**

With a tiled floor.

### **Entrance Hall**

With a radiator and a loft access point.

### **Lounge**

With a coal effect fire set within the feature fireplace. Radiator and double glazed bay window to the front.

### **Wet Room**

With a shower area, wash hand basin with storage below and a low level WC. Tiled decor, extractor fan and chrome ladder radiator.

### **Study**

With built-in cupboards. Radiator. Opening to :

### **Utility Room**

With a double glazed window to the rear. The gas central heating boiler is located here. Door to :

### **Rear Porch**

With a double glazed sliding patio door to the rear garden. Access to the kitchen and dining room.

### **Dining Room**

With a radiator and a tiled fireplace.

### **Kitchen**

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed windows to 2 elevations. Integrated fridge and freezer. Tiled areas.

### **Bedroom (1)**

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

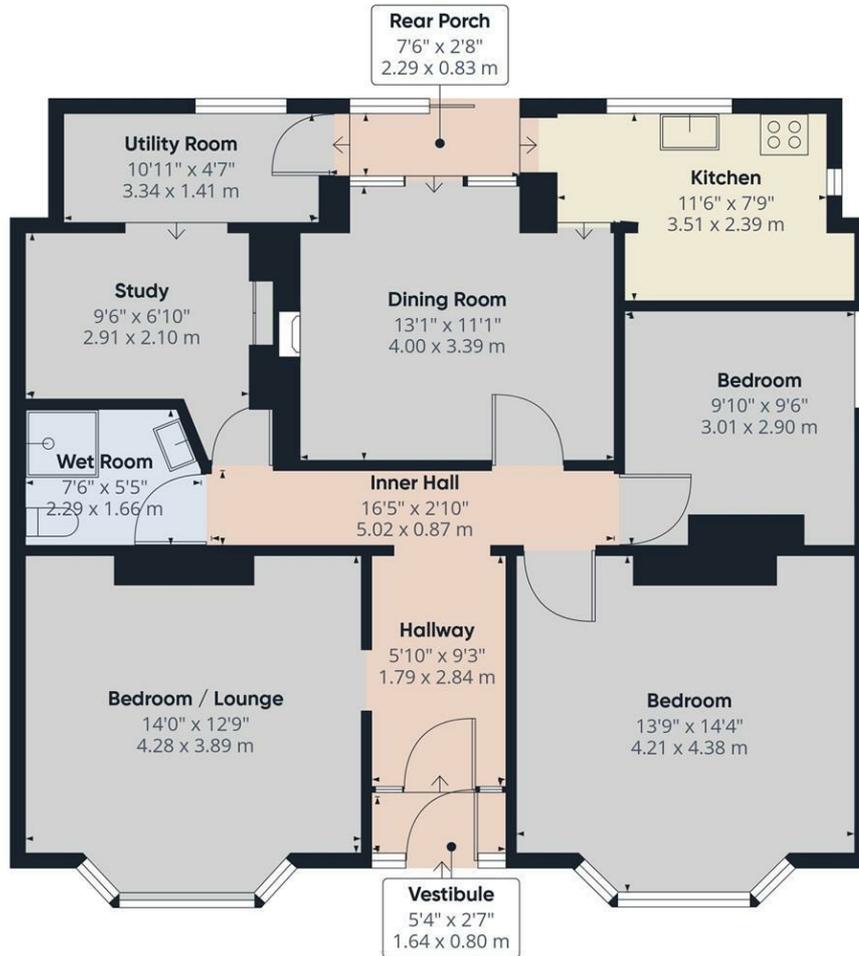
### **Bedroom (2)**

With a radiator and a double glazed window to the side.

### **Outside**

To the front of the property is a lawned garden area and a driveway for off-road parking. This continues to the side of the property giving access to the rear garden which is generously proportioned and incorporates lawned and patio sections.



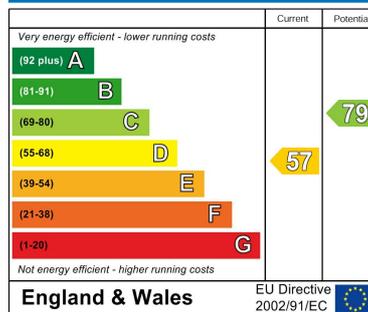


Approximate total area<sup>®</sup>  
1012 ft<sup>2</sup>  
94 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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)

