



PAUL BIRTLES

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Offers Over £675,000

A SIGNIFICANTLY EXTENDED DETACHED PROPERTY THAT'S SITUATED IN A MOST CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND FACILITIES Offering flexible accommodation ideal for family occupation with four/five bedrooms and extensive ground floor accommodation. Excellent standard of presentation right through. Occupying a really generous plot with ample off-road parking facilities and a really good sized, fully enclosed rear garden that incorporates a garden room/storage facility. Gas central heating system and double glazing. Potential for ground floor bedroom with en-suite shower room. Beautifully appointed family bathroom with walk-through shower. Two reception rooms, morning room, dining kitchen, utility room, playroom/study and gym/bedroom five with ensuite shower room/WC. The tenure of the property is leasehold for the residue of 999 years, subject to an annual ground rent of £5. Has to be viewed to be fully appreciated. Approx 1903 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With a double glazed entrance door and side panels. Radiator and tiled flooring. A feature double glazed entrance door provides access to:

Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Cloakroom off.

Dining Room

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

Rear Lounge

With two radiators and a coal effect fire set within a most attractive feature fireplace. Double glazed window to the rear overlooking the garden.

Morning Room

With a radiator. Open to the kitchen and access to.

Study/Playroom

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

Gym/Ground Floor Bedroom (5)

With a radiator and a double glazed window to the front. Access to:

Shower Room/WC

With a shower area, wash hand basin and low level WC. Tiled decor. Chrome ladder radiator.

Dining Kitchen

With a single drainer sink unit with mixer tap and a superb range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Integrated dishwasher, fridge and freezer. Radiator, spotlighting and a double glazed window to the rear. Double glazed double doors and side panels provide access to the rear garden. Tiled areas. Underfloor heating. Access to:

Utility Room

With a single drainer sink unit with mixer tap, cupboard space and working services. Space for appliances with plumbing provided for an automatic washing machine. The combination gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a radiator and a double glazed bay window to the front. Range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage base.

Bedroom (3)

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

Bedroom (4)

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



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Family Bathroom

A superbly appointed, large bathroom with an oversized bath, twin wash basins with storage space below and a low level WC. There are two double glazed windows to the rear, tiled decor, spot lighting and a chrome ladder radiator. Walk-through shower area and large mirror fitment.

Outside

To the front of the property are extensive off-road parking facilities. To the rear is a fully enclosed garden with lawn and patio sections. There's a detached garden room, with bifold doors to two elevations, with a storage facility to the rear.



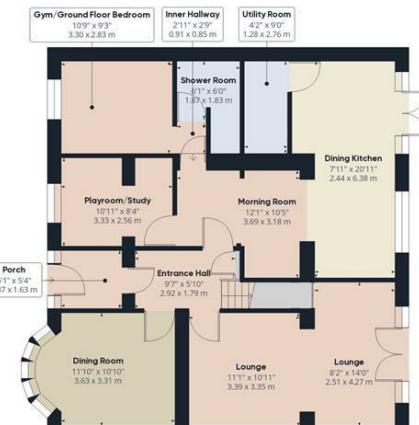
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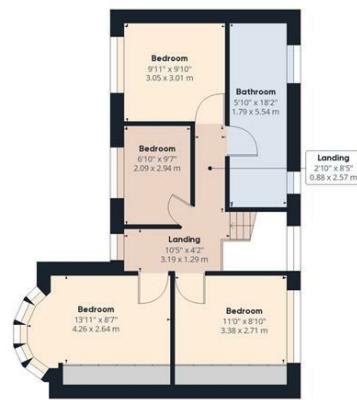


1 Kingsnorth Road, Flixton, Manchester, M41 8SL





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1903.02 ft²
176.8 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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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