



PAUL BIRTLES
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Flixton
M41 8PU

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Offers Over £525,000

LARGE ENCLOSED GARDEN WITH AN EASTERLY ASPECT An immaculately presented extended detached property offering spacious family accommodation of approx 1608 sq ft. Offering scope for further extension and/or garage conversion (subject to any necessary consents required). 22' extended rear lounge plus spacious dining room/entrance area. Beautifully fitted kitchen extension incorporating Neff appliances and underfloor heating. Three double bedrooms including a loft conversion. Useful first floor office. Well appointed family bathroom. Excellent off road parking facilities to the front on an in/out driveway. Situated in a most convenient location with nearby shops, park and within easy reach of local transport links. Well regarded primary and secondary school options nearby. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall/Dining Area

With stairs off to the first floor rooms. Understairs storage off. Double glazed bay window to the front and a radiator with a decorative cover. Wood effect laminate flooring.

Extended Rear Lounge

A spacious reception room with wall lights points, radiator with a decorative cover and double glazed sliding patio doors out to the rear patio and garden beyond. A coal effect electric fire is set within a feature fireplace with hearth.

Extended Breakfast Kitchen

A bright and spacious breakfast kitchen with an excellent range of base and wall cupboard units and working surfaces incorporating a matte black single drainer sink unit with mixer tap and tiled splashback. Neff induction hob with extractor above. Neff built in oven and microwave. Underfloor heating. Inset power tower. Breakfast bar facility. Integrated dishwasher and fridge/freezer. Plumbing for a washer. Radiator. Spot lighting. Double glazed windows to two elevations and double glazed sliding patio doors leading out to the rear garden.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes with mirror fronted sliding doors.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bathroom

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

Office

With a double glazed window to the front elevation. Radiator. Stairs lead off to the second floor.

SECOND FLOOR LANDING

To:

Bedroom (3)

With a double glazed window to the side and two roof windows. Radiator. Fitted wardrobes.

Outside

To the front of the property are excellent off road parking facilities on an in/out driveway. To the rear is a generous garden with an easterly aspect. The garden has Indian Stone paving, lawned areas, pergola and mature borders. Door off to:

Garage

With an up and over door with power and light laid on. Wall mounted combination gas central heating boiler. (Installed January 2026 and includes a three year transferable warranty).

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/05/1932, subject to an annual ground rent of £5.50.





Ground Floor



Floor 1



Floor 2



Approximate total area¹⁾
 1608 ft²
 149.4 m²
Reduced headroom
 90 ft²
 8.4 m²

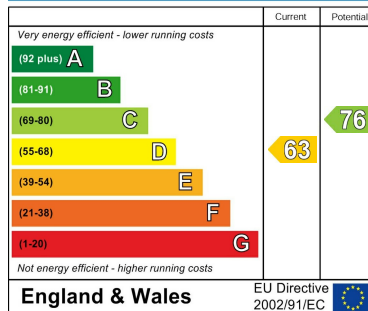
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

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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