Bishop Road

Flixton

M41 8GU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

8 Bishop Road
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Trafford
M41 8GU

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Offers Over £350,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Located in a popular location within easy reach of local amenities, transport links and local primary and secondary schools. Excellent standard of presentation. Through living room plus separate dining room. Fitted kitchen with integrated appliances. Beautifully appointed bathroom. Off road parking to the front. Enclosed rear garden. Freehold. Must be viewed to be appreciated. Approx 790 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With a feature double glazed entrance door and a double glazed window to the front. Radiator. Stairs lead off to the first floor rooms.

Through Lounge
With a double glazed bay window to the front and further double glazed window to the rear. Two radiators. Feature recess inset within the chimney breast with wooden mantel and tiled hearth. Open to:

Dining Room
With a radiator and double glazed sliding patio door to the garden.

Fitted 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 a double oven, electric hob and extractor. Tiled areas, spotlighting and two roof windows providing ample natural light in addition to the double glazed window to the front and double glazed exit door to the rear. Integrated fridge/freezer plus washing machine. Radiator.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)
With a double glazed bay window to the front. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the rear. Radiator. Cupboard off housing the 'Worcester' combination gas central heating boiler.

Family Bathroom
With a three piece suite comprising panelled bath, low level WC and corner wash hand basin with storage below. Chrome ladder radiator. Shower installed over the bath with an anti splash screen fitted. Tiled areas. Spotlighting.

Outside
The property enjoys pleasant gardens to the rear. A paved driveway provides good off road parking facilities. The rear garden is fully enclosed with paved patio, decking and lawned areas.

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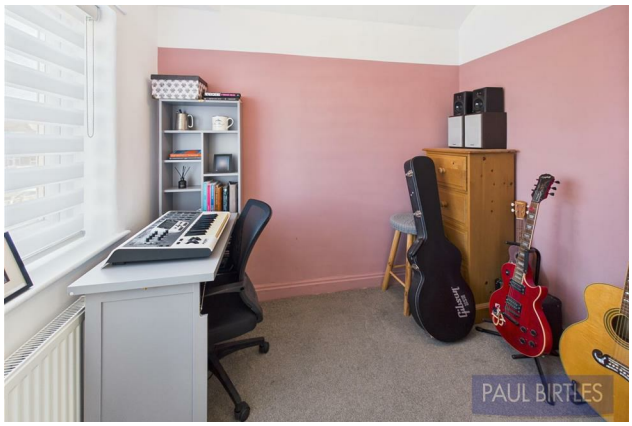
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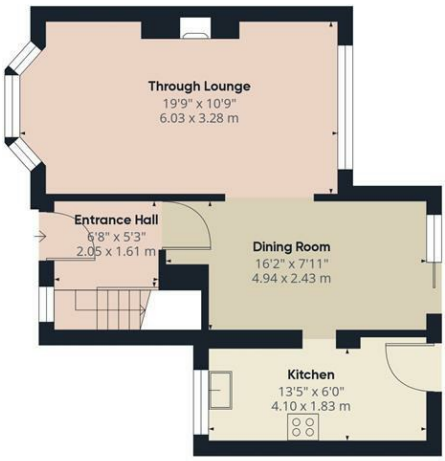
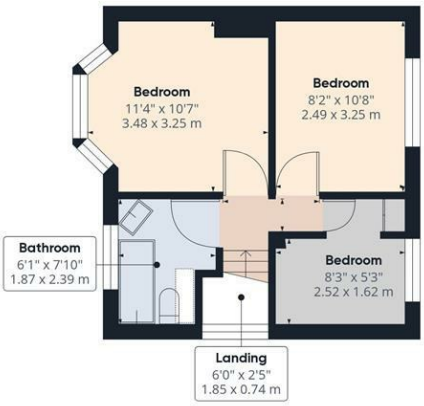


Ground Floor



Floor 1

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Approximate total area(1)

789.53 ft²

73.35 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.

Calculations are based on RICS IPMS 3C standard.

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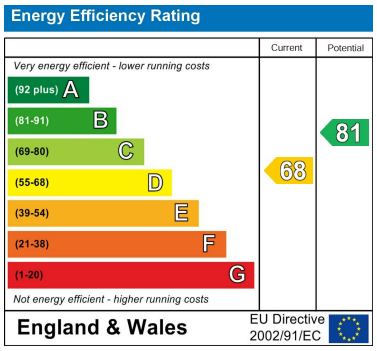

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

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