



Minehead Avenue
 Flixton
 M41 6ED

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

27 Minehead Avenue
Flixton
Trafford
M41 6ED



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£500,000

A STUNNING FOUR BEDROOM SEMI-DETACHED BUNGALOW PRESENTED IN IMMACULATE ORDER THROUGHOUT AND SITUATED ON A GREAT SIZED PLOT WITH DELIGHTFUL ENCLOSED REAR GARDEN WITH SUMMER HOUSE, OUTBUILDING AND DETACHED GARAGE Offering spacious accommodation of approx 1052 sq ft. Spacious lounge plus open plan kitchen/diner. Beautifully appointed shower room/WC. Well proportioned bedrooms including a skilfully executed loft conversion with adjacent additional WC. Occupying a cul-de-sac position within easy reach of local amenities, shops and transport links. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator with a decorative cover. Built-in meter cupboard.

Lounge

With a double glazed window to the front elevation with fitted plantation shutters. Radiator. 'Inglenook' with a most attractive electric fire set within a feature surround. Wall light points.

Bedroom (2)

With a double glazed window to the front elevation with a further double glazed side bay window. Laminate flooring. Radiator.

Inner Hall

To:

Bedroom (1)

With a double glazed window to the rear elevation with an outlook over the garden. Radiator. Excellent range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the side elevation and double glazed patio doors leading up to the rear garden. Laminate flooring. Decorative wall panelling. Radiator with a decorative cover.

Shower Room/WC

With a large walk-in shower enclosure, Vanity wash hand basin and low-level WC. Spotlighting and extractor fan. Contemporary tiling. Chrome ladder radiator. Two double glazed windows to the side elevation.

Open Plan Kitchen/Dining Room

A superb open plan kitchen/diner of generous proportions with an excellent range of base and wall cupboard units and Granite working surfaces incorporating a Franke inset stainless steel sink unit. Neff induction hob with extract canopy above. Tiled splashbacks. Radiator. Neff oven and microwave with heated drawer. Integrated fridge/freezer. Integrated dishwasher. Spotlighting. Cupboard off where the Worcester combination gas central heating boiler is located. Double glazed window to the side elevation and double glazed patio doors leading out to the garden area. Island unit with Neff steam oven.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With the Velux window to the front. Eaves storage. Radiator.

WC

With a vanity wash hand basin/low-level WC combined. Radiator. Velux window to the side elevation.

Outside

With excellent off road parking facilities to the front. To the rear is a fantastic great sized enclosed garden which really has to be seen to be believed. Featuring lawned and artificial grass areas with paved patio, Outbuildings include Summer house, upgraded storage building with power, lighting and working surfaces. There is a detached garage with an up and over door with power and light laid on. The gardens have delightful mature borders offering an excellent degree of privacy and is a real feature of the property.

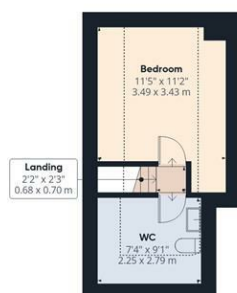
Agents Note

Under the terms of the Estate Agents Act 1979 (Section 21) - Interested parties should note that a member of staff of our company has an existing personal interest in the property, this being part ownership.





Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

1052 ft²
97.8 m²

Reduced headroom

88 ft²
8.2 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	81
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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