



**Daresbury Avenue**  
Flixton  
M41 8QL

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**59 Daresbury Avenue**  
**Flixton**  
**Trafford**  
**M41 8QL**



**£550,000**

**\*A SIGNIFICANTLY EXTENDED FOUR DOUBLE BEDROOM SEMI-DETACHED PROPERTY\***  
Excellent standard of presentation throughout. Much improved in recent times providing fantastic family accommodation of approx 1571 sq ft arranged over three floors. Two separate reception rooms plus open plan kitchen/diner. Useful utility room/ downstairs WC and storage garage. Beautifully appointed family bathroom, plus two further shower rooms. Enclosed rear garden. Excellent off road parking facilities. Situated adjacent to Milenium Nature Reserve in a most convenient location within walking distance of local amenities, transport links and situated within catchment of well regarded primary and secondary schools. Must be viewed to be appreciated. Virtual Tour Available.

**TO THE GROUND FLOOR**

**Entrance Hall**

With stairs off to the first floor rooms. Radiator. Feature entrance door with adjacent window. Wood flooring.

**Lounge**

With a double glazed bay window to the front elevation. Radiator. Wood flooring.

**Rear Sitting Room/Dining Room**

With a feature recess within the chimney breast with tiled hearth. Two radiators. Double glazed patio doors with adjacent side windows leading out to the rear garden.

**Open Plan Kitchen/Diner**

With a range of base and wall cupboard units and quartz working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Tiled flooring. Integrated dishwasher. Double glazed window and exit doors to the rear elevations. Velux roof window providing ample natural light to this spacious room. Belling extractor fan. Tiled splashback. Space for range style cooker. Breakfast bar facility. Space for an American style fridge freezer. Under stairs storage off.

**Utility Room**

With plumbing for a washer and dryer. Extractor fan. Tiled flooring.

**Downstairs WC**

With a low-level WC and wall mounted wash hand basin with storage space below. Extractor fan. Ladder radiator.

**Storage Garage**

With a roller garage door. Wall mounted 'Worcester' combination gas central heating boiler. Double glazed exit door to the side elevation.

**TO THE FIRST FLOOR**

**Landing**

With a double glazed windows to the side on the stairs. Radiator. Stairs off to the second floor.

**Bedroom (1)**

With a double glazed bay window to the front elevation. Vertical radiator. Range of fitted wardrobes.

**Bedroom (2)**

With a double glazed window to the rear. Radiator. Range of fitted wardrobes/storage to alcove with dressing table facility.

**Bedroom (3)**

With a double glazed window to the rear. Vertical radiator. Range of fitted wardrobes with mirror fronted sliding doors.

**Family Bathroom**

With a double glazed window to the side. Panelled bath. Vanity wash hand basin/low-level WC combined. A shower is installed over the bath with an anti splash screen fitted. LED mirror. Ladder radiator. Contemporary tiling. Extractor fan.

**Shower Room**

With a vertical radiator and walk-in shower enclosure. Two double glazed windows to the front elevation. Fully tiled. Spotlighting.

**TO THE SECOND FLOOR**

**Second Floor Landing**

With a Velux roof window.

**Bedroom (4)**

With two Velux roof windows to the front elevation and further double glazed window to the rear radiator. Fitted wardrobes and eaves storage. Radiator. Spotlighting.

**Shower Room (2)**

With a walk-in shower enclosure with 'Mira' electric shower. Vanity wash hand basin/low-level WC combined. Contemporary tiling. Extractor fan. Spotlighting. LED mirror. Double glazed window to the rear.

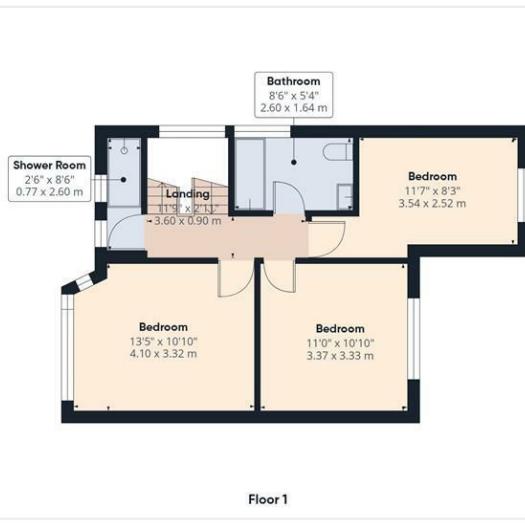
**Outside**

To the front are excellent off road parking facilities on a resin driveway. To the rear is an enclosed garden with paved patio and lawned areas.

**Additional Information**

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1954 subject to an annual ground rent of £6 per annum.





Approximate total area<sup>(1)</sup>

1571 ft<sup>2</sup>  
145.9 m<sup>2</sup>

Reduced headroom  
31 ft<sup>2</sup>  
2.9 m<sup>2</sup>



(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		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.

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)

