



Snowden Avenue
Flixton
M41 6EF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

121 Snowden Avenue
Flixton
Trafford
M41 6EF



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£350,000

NO ONGOING VENDOR CHAIN

Occupying a generous plot in a popular and highly regarded location. A spacious three bedroom larger style semi-detached bungalow with a really good sized back garden. Good off-road parking facilities with carport. En-suite plus family bathroom. Large lounge plus kitchen. Conservatory added at the rear. Scope for buyers to put their own stamp on the property. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Freehold. Must be viewed to be appreciated. Approx 817 sq ft. Virtual Tour Available.

Entrance Hall

With a radiator.

Bedroom (1)

With a radiator and a double glazed window to the front. There's a further feature window to the side with leaded lights and stained glass inserts. Range of fitted wardrobes and storage space with matching drawer unit. Access to:

En-Suite Shower Room/WC

With a walk-in shower compartment with a fitted 'Triton' shower, pedestal wash handbasin and low level WC. Heated towel rail. Tiled decor and extractor fan.

Lounge

With a radiator and a double glazed window to the front. Further radiator, beamed effect to the ceiling and attractive feature fire surround.

Inner Hallway

With a loft access point.

Bedroom (2)

With a radiator, a double glazed window to the rear and double glazed double doors out to the garden. Wall mounted gas fire, plate rack for display and the combination gas central heating boiler is located here.

Bedroom (3)

With a radiator and a double glazed window to the side. Useful recess for storage etc.

Bathroom/WC

With a three-piece coloured suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator, tiled areas and double glazed window to the rear.

Kitchen

With a single drainer sink unit with mixer tap and a range of base and wall cupboard units and working surfaces. Gas point for a cooker and plumbing is provided for an automatic washing machine. Double glazed window to the rear, further window with frosted glass and a radiator. Tiled areas. Stable door to:

Conservatory

Built on the rear of the property of part brick construction with double glazed units all round and with a door to the garden.

Outside

To the front of the property is a substantial paved area providing good off-road parking facilities with a carport built on at the side of the property. To the rear is a generously proportioned garden with a lawned section, patio, timber shed and stocked flowerbeds.



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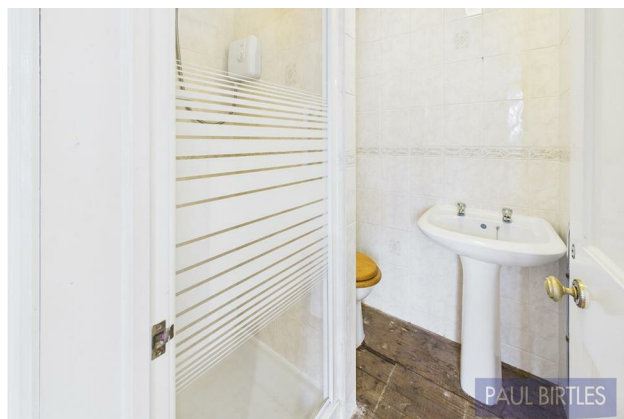
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Approximate total area⁽¹⁾
817 ft²
75.9 m²

(1) Excluding balconies and terraces

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		74
(55-68) D	58	
(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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