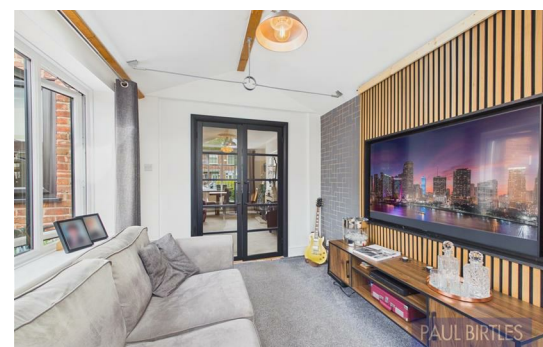




Coniston Road
Flixton
M41 6PS

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Coniston Road
Flixton
Trafford
M41 6PS



3



1



2



£360,000

EXCELLENT STANDARD OF PRESENTATION A three bedroom semi-detached property on a peaceful cul-de-sac in Flixton. Benefiting from a rear sitting room extension. Separate through lounge/dining room. Beautifully appointed kitchen and shower room/WC. Delightful good sized enclosed rear garden with raised artificial grass and lawned areas. Off-road parking to the front, carport and detached rear storage garage. Must be viewed to be appreciated. Within easy walking distance of Flixton train station easy access to motorway network and within easy reach of local amenities and shops. Virtual tour available. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Feature entrance door with adjacent side double glazed window.

Through Lounge/Dining Room

With a double glazed window to the front elevation. Radiator. Feature fireplace with an open fire within. Crittall style double doors lead into:

Sitting Room Extension

With a double glazed window to the side elevation, Velux roof window and double glazed patio doors with adjacent side windows ensuring this room is flooded with natural light. Radiator.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating and inset stainless steel sink unit with mixer tap. Integrated dishwasher. Electric hob with extractor canopy. Spot lighting. USB socket. Double glazed window to the rear and exit door leading to the carport. Chevron style laminate flooring. Understairs storage area where the 'Worcester' combination gas central heating boiler is located.

TO THE FIRST FLOOR

Landing

With the loft access point. Double glazed window to the side elevation with encapsulated stained glass.

Bedroom (1)

With double glazed windows the rear. Radiator. Range of fitted wardrobes

Bedroom (2)

With a double glazed window to the front elevation. Radiator.

Bedroom (3)

With double glazed window to the rear. Radiator.

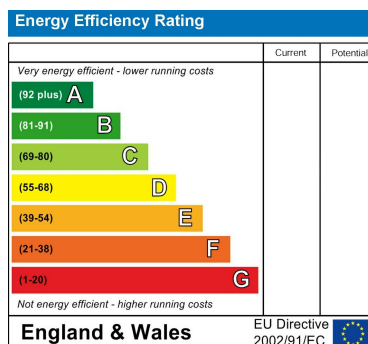
Shower Room/WC

With a walk-in shower enclosure, Vanity wash hand basin and low-level WC. Extractor fan. Chrome ladder radiator. Double glazed window to the front elevation. Tile panelled areas.

Outside

To the front of the property is an off-road parking facility. To the side is a carport leading to a detached storage garage with a rear section where there is working surface with plumbing for a washer and space for a fridge/freezer. To the rear is an enclosed garden with raised artificial grass area with a glass balustrade leading to a lawn garden area with well stock borders and decorative stone.





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

