



PAUL BIRTLES



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Whitelake Avenue
Flixton
M41 5QW

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SALES • RENTALS • MANAGEMENT

96 Whitelake Avenue
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Offers Over £425,000

A SPACIOUS FOUR BEDROOM EDWARDIAN SEMI-DETACHED PROPERTY Well positioned at the head of the cul-de-sac and benefitting from off road parking, detached brick garage and good sized enclosed rear garden. Accommodation of approx 1470 sq ft. Two separate reception rooms, conservatory, kitchen and downstairs WC. Scope for buyers to modernise and update to their own requirements. Many period features retained. Situated in a popular and well regarded location within close proximity of well regarded local schools, Urmston Town Centre and Flixton Park. Within easy reach of Urmston, Chassen Road and Flixton Train stations Must be viewed to be appreciated. Freehold. No ongoing vendor chain. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Built-in cloaks/storage cupboard. Radiator. Meter cupboards. Sliding door off to:

Downstairs WC

With a double glazed window to the side. Pedestal wash hand basin and low-level WC.

Lounge

With a feature double glazed bay window to the front elevation with stained glass inserts. Coal effect gas fire set within a most attractive feature fireplace and surround. Radiator. Wall light points.

Dining Room

With a coal effect gas fire set with a feature fireplace. Radiator. Double glazed sliding door to:

Conservatory

Built on the rear of the property of part brick construction with double glazed windows all around. Two radiators. Double glazed doors lead out to the patio and garden beyond.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Plumbing for a dishwasher. Tiled splashbacks. Gas cooker. Space for fridge freezer.

Two double glazed windows to the rear ensuring example natural light. Double glazed exit door to the rear patio and garden beyond.

TO THE FIRST FLOOR

Landing

With stairs off to the second floor. Window to the side elevation.

Bedroom (1)

With a double glazed window to the front. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator. Pedestal wash hand basin. Range fitted wardrobes.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

With a coloured suite comprising panelled bath, low-level WC and pedestal wash hand basin. Radiator. Tiled areas. Electric towel heater. Shower installed over the bath with an anti-splash screen fitted.

TO THE SECOND FLOOR

Second Floor Landing

With a double glazed window to the rear.

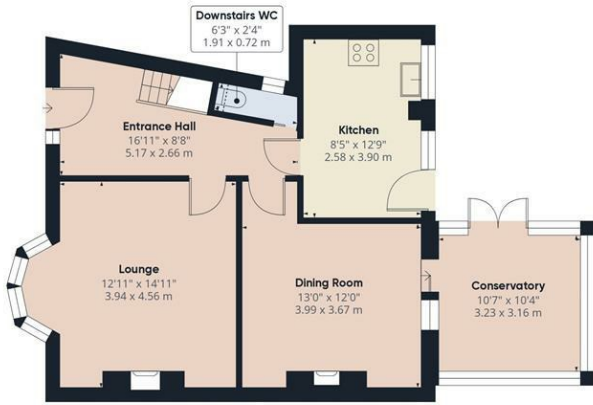
Bedroom (4)

With two double glazed windows to the rear. Eaves storage.

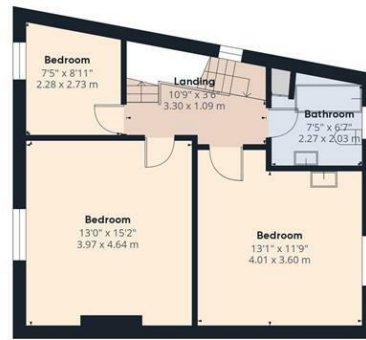
Outside

To the front of the property is an off road parking facility. To the side is a detached brick garage with power, light and roller door. To the rear is an enclosed garden with paved patio and lawned areas.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1646.99 ft²

153.01 m²

Reduced headroom

72.28 ft²

6.72 m²

(1) Excluding balconies and terraces

Reduced headroom

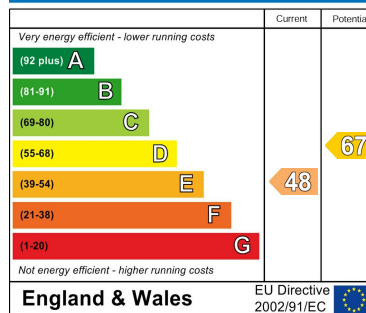
Below 5 ft/1.5 m

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.

GIRAFFE360

Energy Efficiency Rating



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

