



Stile Close  
Flixton  
M41 5TU

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

5 Stile Close

Flixton

Trafford

M41 5TU



£420,000

\*A THREE DOUBLE BEDROOM DETACHED PROPERTY OCCUPYING A GOOD SIZED PLOT WITH EXCELLENT OFF ROAD PARKING, DETACHED GARAGE AND ENCLOSED GARDENS\* Presented in good condition throughout, offering spacious family accommodation of approx 1234 sq ft to include garage. Two separate reception rooms, downstairs office/study plus breakfast kitchen and utility. Useful ground floor WC. Built circa 1987. Situated in a popular and convenient location. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With a radiator. Door off to:

### Downstairs WC

With a low level WC and wall hung wash hand basin with tiled splashback. Double glazed window to the side elevation. Radiator.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Laminate flooring. Attractive coal effect gas fireplace set within a most attractive surround with hearth.

### Inner Hallway

With stairs off to the first floor rooms. Laminate flooring. Radiator. Open to:

### Study/Office

With a double glazed window to the side elevation. Fitted shelving.

### Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a ceramic sink unit with mixer tap. Range cooker in situ with extractor canopy above. Integrated fridge/freezer. Plumbing for a dishwasher. Tiled flooring. Double glazed windows to two elevations and double glazed exit door to the side elevation. Plinth heater.

### Dining/Sitting Room

With two roof windows and double glazed patio doors leading out to the rear garden. Tiled flooring. Radiator.

### Utility Room

Wall mounted 'Ideal' combination gas central heating boiler. Plumbing for a washer. Double glazed window to the rear.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Spotlighting. Linen/airing cupboard off.

### Bedroom (1)

With double glazed window to two elevations. Radiator.

### Bedroom (2)

With a double glazed windows to two elevations. Radiator.

### Bedroom (3)

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

### Bathroom

With a suite comprising corner panelled bath, wash hand basin and low level WC. Double glazed window to the front elevation. Feature radiator. Triton electric shower installed over the bath with an anti splash screen fitted. Spotlighting. Fully tiled.

### Outside

Excellent off road parking to the front leading to a detached brick garage with power and light laid on. To the side and rear are enclosed garden areas, with lawn, paved patio and decorative slate areas.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1234 ft<sup>2</sup>  
114.6 m<sup>2</sup>

(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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | 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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