



**Porlock Road**  
**Flixton**  
**M41 6EB**

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



32 Porlock Road  
Flixton  
Trafford  
M41 6EB



£390,000

\*AN EXTENDED TWO DOUBLE BEDROOM / TWO BATHROOM SEMI-BUNGALOW OCCUPYING A GOOD SIZED CORNER PLOT\* Remodelled and extended by our client since their purchase in 2021. Presented in good condition throughout and now providing spacious accommodation of approx 757 sq ft. Master bedroom suite with four piece en-suite bathroom. Useful shower room/WC plus utility room. Good sized enclosed rear garden. Excellent off road parking to the front. Situated in a popular and convenient location within easy reach of local transport links, shops and amenities. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

### Vestibule

To:

### Lounge

With a double glazed window to the front elevation. Radiator. A most attractive coal effect gas fire within a feature surround provides a focal point of this room.

### Utility Room

With a double glazed window and exit door to the rear elevation. Radiator. Working surfaces incorporate a single drainer stainless steel sink unit with mixer tap. Plumbing for a washer and dryer.

### Inner Hall

To:

### Shower Room/WC

With a walk-in shower enclosure with 'Triton' electric shower. Low level WC and wall hung wash hand basin. Double glazed window to the rear. Chrome ladder radiator. Tiled areas. A cupboard houses the 'Worcester' combination gas central heating boiler.

### Bedroom (2)

With a double glazed window to the front. Radiator. Built-in storage.

### Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Tiled splashbacks. Freestanding cooker with gas hob and extractor canopy. Radiator. Double glazed window to the rear. Space for fridge/freezer.

### Bedroom (1)

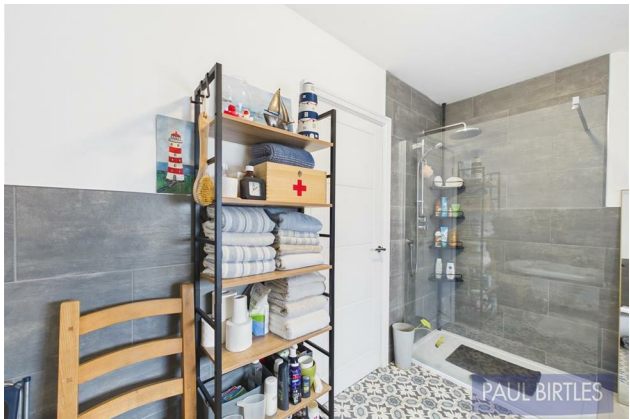
With a double glazed window to the front. Radiator. Door off to:

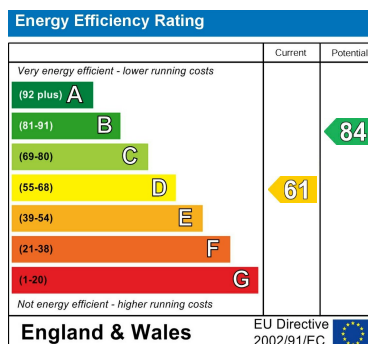
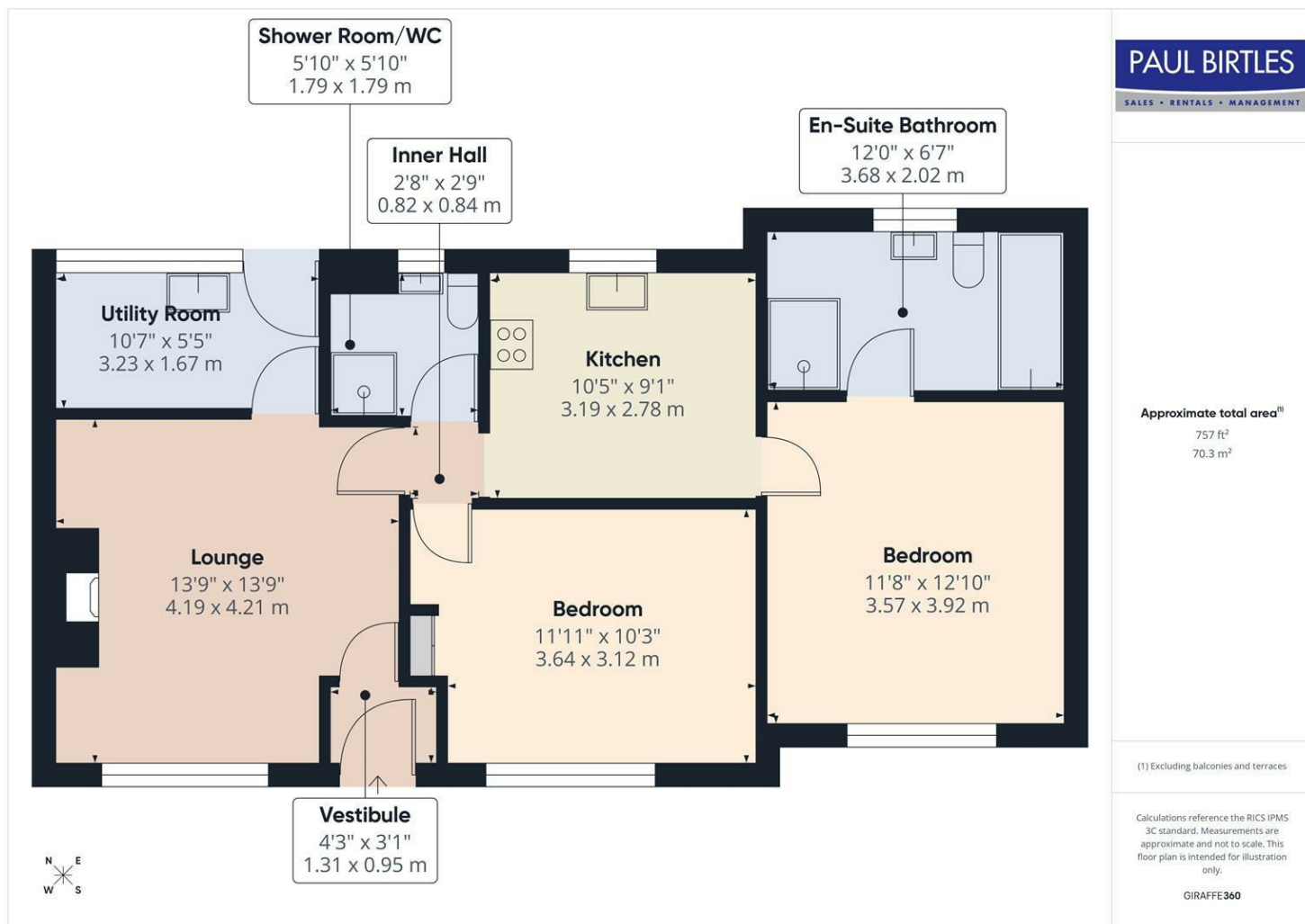
### En-Suite Bathroom

With a suite comprising walk-in shower, pedestal wash hand basin, low level WC and freestanding bath with clawed feet. Chrome ladder radiator. Double glazed window to the rear. Tiled areas.

### Outside

To the front of the property is an off road parking facility plus lawned garden with well stocked borders. To the rear is an enclosed garden, with paved and lawned areas with storage shed.





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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