



**Beechwood Avenue**  
 Flixton  
 M41 8UG

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



3 Beechwood Avenue  
Flixton  
Trafford  
M41 8UG



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£399,950

**\*NO ONGOING VENDOR CHAIN\*** A spacious three bedroom semi-detached property situated in a sought after cul-de-sac location. Offering potential to extend (subject to any necessary planning consents required). Spacious family accommodation of approx 1127 sq ft. Large attached garage. Lounge, sitting room, morning room plus kitchen. Bathroom plus separate WC. Good off road parking facility to the front. Good sized enclosed rear garden. Situated within easy reach of local amenities, shops and local primary and secondary school options. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator with a decorative cover. Understairs storage off.

### Lounge

With a double glazed window to the front elevation. Built in cupboards to alcoves. Feature exposed brick recess within with chimney breast.

### Rear Sitting Room

With a double glazed bay window to the rear elevation. Radiator with a decorative cover. Coal effect gas fire set within a feature fireplace.

### Morning Room

With a double glazed window to the rear. Radiator with a decorative cover. Archway to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed window to the rear. Tiled areas. Radiator. Electric cooker in situ. Exit door to the garden.

## TO THE FIRST FLOOR

### Landing

With a loft access point. The loft space is part-boarded for storage with a drop down ladder.

### Bedroom (1)

With a double glazed bay window to the front elevation. Range of fitted wardrobes.

### Bedroom (2)

With a double glazed window to the rear. Electric radiator.

### Bedroom (3)

With a double glazed window to the front.

### Separate WC

With a low level WC. Double glazed window to the rear. Tiled areas.

### Bathroom

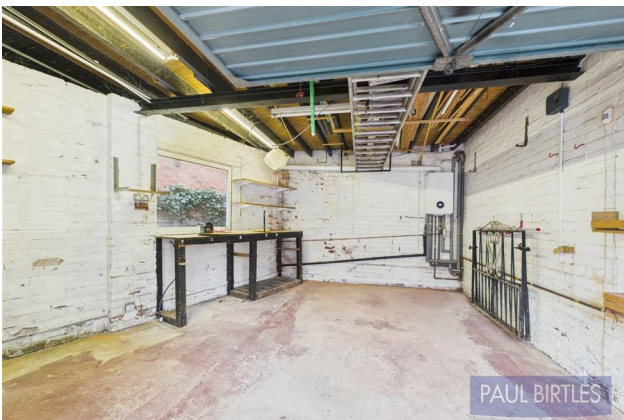
With a panelled bath and pedestal wash hand basin. Radiator. A shower is installed over the bath with an ant-splash screen fitted. Double glazed window to the rear. Tiled areas. Airing/linen cupboard built in.

### Outside

To the front of the property is an off road parking facility. There is a large attached garage with an up and over door. The 'Worcester' combination gas central heating boiler is located here. The garage offers potential to convert subject to any consents required.

### Additional Information

Freehold subject to a £5 per annum rentcharge.

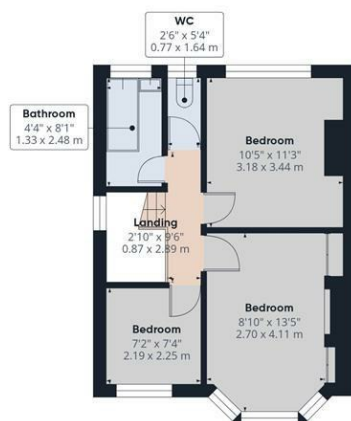


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1127 ft<sup>2</sup>  
104.7 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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) <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>		
Not energy efficient - higher running costs		
<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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