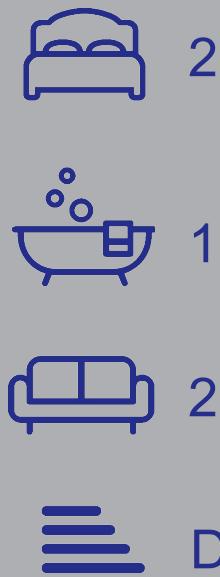




Hodnett Avenue
Flixton
M41 6LQ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

1 Hodnett Avenue
Flixton
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Offers Over £350,000

NO ONGOING VENDOR CHAIN A spacious two bedroom, double fronted detached bungalow. Good sized through lounge/dining room. Bathroom with shower and separate WC. Gas central heating system. Double glazed windows and exterior doors. Pleasant gardens to the front, side and rear. Off road parking facility. Conveniently situated for local amenities. Leasehold for the residue of 999 years from 28/09/1935, subject to an annual ground rent of £5. Must be viewed to be appreciated. Virtual Tour Available.

Porch

With a double glazed entrance door and side panels. A further door leads to:

Entrance Hall

With a radiator and a loft access point.

Lounge

With a radiator and a double-glazed bay window to the front. There are two double glazed windows to the side and a feature fireplace. Archway to:

Dining Room

With a radiator and a double-glazed window to the side elevation.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces. There are double glazed windows to two elevations, a double glazed exit door to outside and tiled decor. Radiator, gas cooker point and plumbing is provided for an automatic washing machine. Space for appliances.

Bedroom (1)

With a radiator and a double-glazed bay window to the front. Range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator, a double-glazed window to the side and a large double glazed window to the rear overlooking the garden.

Bathroom

With a suite comprising panelled bath and wash hand basin with storage space below. A 'Mira' shower is installed over the bath and an anti splash screen is fitted. Heated towel rail, tiled decor and a wall mounted fan heater.

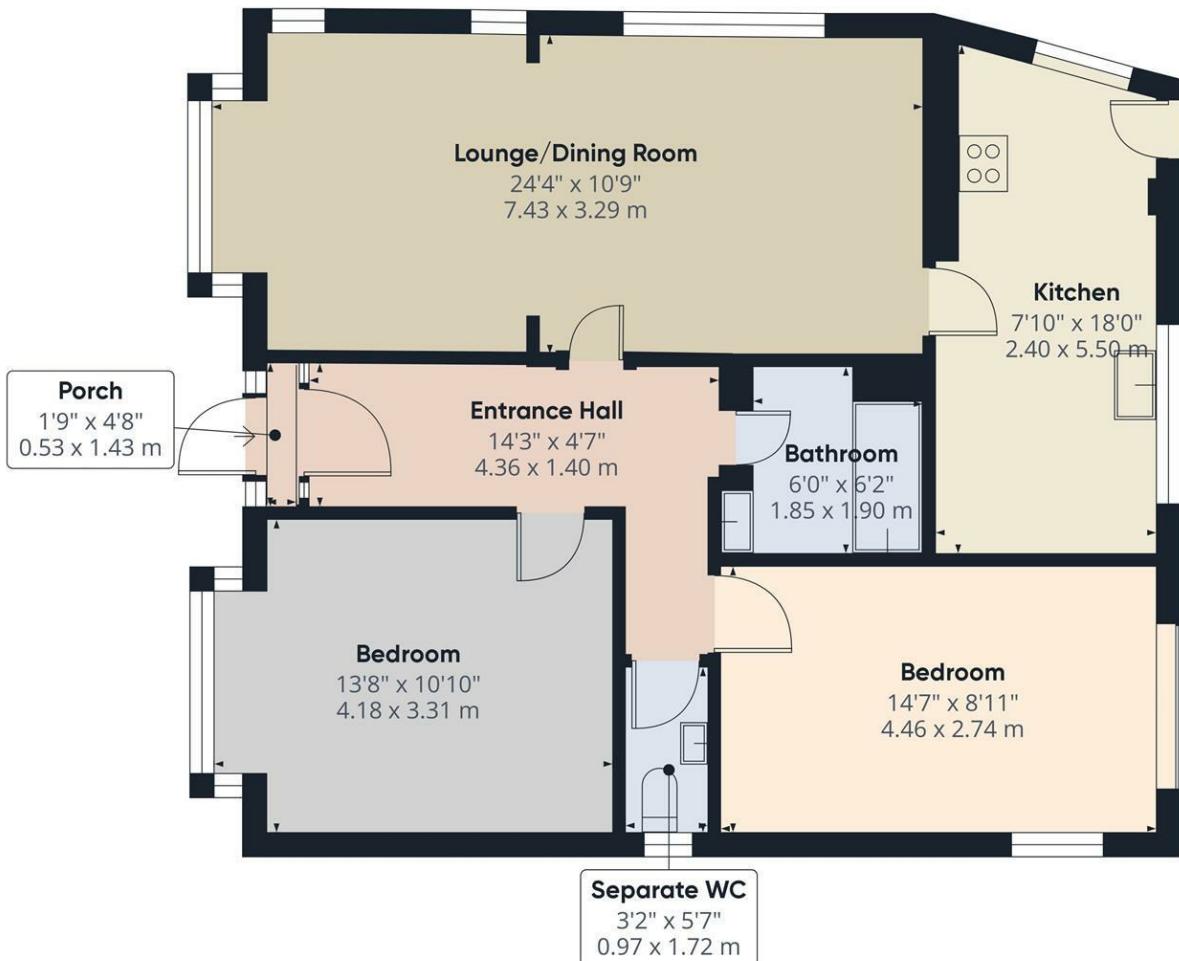
Separate WC

With a low-level WC and wash hand basin. Tiled areas, extractor fan and double-glazed window to the side.

Outside

The property has gardens that extend to the front, side and rear and there's a driveway for off-road parking. The rear garden incorporates a patio section.





(1) Excluding balconies and terraces

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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