



Church Road  
Flixton  
M41 6JJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



308 Church Road  
Flixton  
M41 6JJ



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## Offers Over £499,950

**\*NO ONGOING VENDOR CHAIN\*** A four bedroom detached property set within a most convenient and popular location. Offering spacious family accommodation of approx 1243 sq ft. The property has been well cared but now offers a prospective purchaser scope to update and personalise a property to their own requirements. Spacious lounge plus open plan kitchen/diner. Useful integral garage. Four well proportioned bedrooms plus bathroom and separate WC. Good sized enclosed rear garden. Excellent off road parking facilities to the front. The property is well set back from the road and is situated within easy reach of local transport links, amenities and well regarded local primary and secondary school options. Must be viewed to be appreciated. Virtual Tour Available.

### TO THE GROUND FLOOR

#### Porch

With a radiator with a decorative cover. To:

#### Lounge

With a double glazed bay window to the front elevation. Radiator. Feature fireplace with wooden mantel. Wall light points. Two radiators. Double doors open to:

#### Kitchen/Diner

The kitchen has an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Window to the rear elevation. Gas hob with extractor canopy. Hot point oven/grill combined. Tiled splashbacks. Spot lighting. Breakfast bar facility. Plumbing for a dishwasher. In the dining section there is a radiator and a picture window to the rear elevation.

#### Boiler Room

With a floorstanding Glo-Worm gas central heating boiler. Window to the rear elevation.

#### Storage Garage

With an up and over door to the front with power and light laid on. Plumbing for a washer.

### TO THE FIRST FLOOR

#### Landing

With a linen/airing cupboard.

#### Bedroom (1)

With a double glazed window to the front. Radiator. Mirror fronted built-in wardrobes.

#### Bedroom (2)

With a double glazed window to the rear. Radiator. Excellent range fitted wardrobes and dressing table unit.

#### Bedroom (3)

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

#### Bedroom (4)

With a double glazed window to each end of the room. Radiator. Wall light points.

#### Bathroom

With twin vanity wash hand basins with storage below. Tile panelled bath. Heated towel rail. Tiled areas. Double glazed window to the rear. A shower is installed over the bath with the rail and curtain fitted. Radiator.

#### Outside

To the front is an off road parking facility on a block paved driveway. To the rear is an enclosed garden. mainly laid to lawn with paved patio areas.

#### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 15/09/1966, subject to an annual ground rent of £12.



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Ground Floor



Floor 1

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

1243 ft<sup>2</sup>  
115.5 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

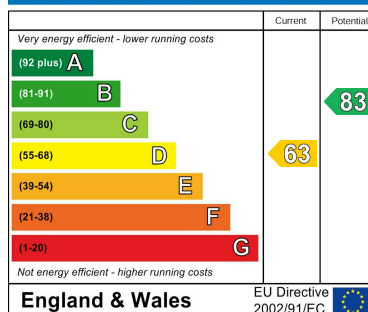
Reduced headroom

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



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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