



Arundel Avenue
Flixton
M41 6WQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

135 Arundel Avenue
Flixton
Manchester
M41 6WQ



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Offers Over £450,000

A SIGNIFICANTLY EXTENDED FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY Presented in excellent condition throughout and offering spacious family accommodation of approx 1536 sq ft. Large through lounge/dining area. Useful storage/utility and kitchen. Well proportioned bedrooms with en-suite to master. Further well appointed shower room/WC. Integral garage. Ample off road parking facilities. Delightful enclosed rear garden with Indian Stone paving/artificial grass and Pergola. Situated in a popular location. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Door off to:

Integral Garage

With an up and over door to the front. Power and light laid on. Wall mounted combination gas central heating boiler.

Through Lounge/Dining Room

The lounge area has a double glazed picture window to the front elevation. Stairs off to the first floor rooms. Understairs storage off. Two vertical radiators. Laminate flooring. Wood burner inset within a feature recess within the chimney breast. In the sitting/dining area there is a further vertical radiator and double glazed sliding door into:

Conservatory

Built on at the rear of the property with double glazed units all round and exit doors out to the patio area and garden beyond.

Storage

With a double glazed window to the front elevation. Radiator. Laminate flooring. Pipework in situ to convert to a downstairs WC or shower room.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Metro tiled splashbacks. Range cooker in situ with an extractor canopy above. Integrated dishwasher and wine cooler. Plumbing for a washer. Spotlighting. Feature radiator. Double glazed patio doors lead out to the rear patio and garden beyond.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed window to the rear elevation. Radiator. Range of fitted wardrobes with mirror fronted sliding doors. Door off to:

En-Suite Bathroom

With a suite comprising 'P' shaped bath and low level WC/Vanity wash hand basin combined. A shower is installed over the bath with an anti splash screen fitted. Chrome ladder radiator. Spotlighting. Double glazed window to the side elevation. Extractor fan.

Bedroom (2)

With a double glazed window to the front. Radiator. Range of fitted wardrobes with mirror fronted sliding doors.

Bedroom (3)

With a double glazed window to the side elevation. Radiator. Range of fitted wardrobes with mirror fronted sliding doors.

Bedroom (4)

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

Shower Room/WC

With a walk-in shower enclosure, low level WC and wall mounted Vanity wash hand basin with storage below. Spotlighting. Fully tiled. Chrome ladder radiator.

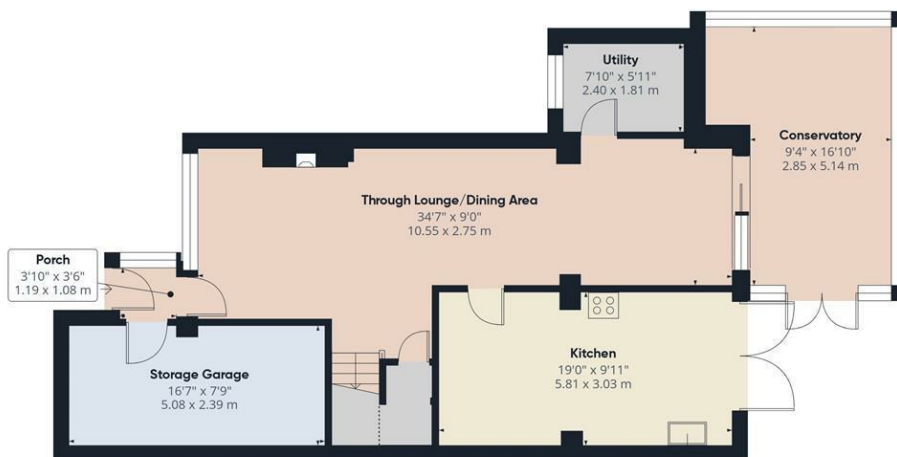
Outside

To the front of the property are excellent off road parking facilities for multiple vehicles. To the rear is an enclosed rear garden with Indian stone paved patio areas, artificial grass and pergola. Outside power, water supply and awning.

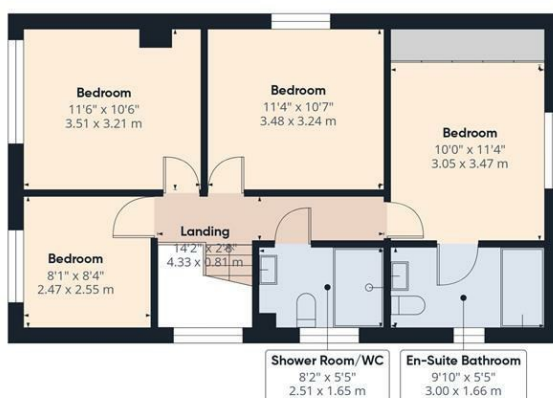


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Ground Floor



Floor 1

Approximate total area^①

1536 ft²
142.6 m²

Reduced headroom

10 ft²
0.9 m²

(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) 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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