



Wyndcliff Drive
Flixton
M41 6LH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

42 Wyndcliff Drive
Flixton
Trafford
M41 6LH



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£425,000

A SIGNIFICANTLY EXTENDED FOUR DOUBLE BEDROOM SEMI-DETACHED PROPERTY Offering spacious family accommodation of approx 1319 SQ FT. Scope for buyers to personalise to their own requirements. Two separate reception rooms plus kitchen/diner. Four well proportioned bedrooms plus further room off bedroom (1) that is suitable for variety of uses. Bathroom and separate WC. Integral garage. Enclosed rear garden. Freehold. Situated in a popular and convenient location within easy reach of local amenities, train station and well regarded local schools. 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. Useful under the stairs storage/cloaks cupboard off. Radiator.

Dining Room

With double glazed bay windows to the front elevation. Two radiators. Feature fireplace.

Extended Rear Lounge

With a double glazed window to the rear. Radiator. Electric fire set within a feature surround.

Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit. Double glazed window to the rear. Exit door to rear and further window to the side elevation. Electric hob with oven/grill combined with extractor canopy above. Integrated dishwasher. Plumbing for washer. Radiator. Wall mounted British Gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Archway open to a further room that has a double glazed window to the front with fitted wardrobes. This room could be utilised for a variety of uses including walk-in wardrobe/nursery/home office or could be converted (subject to any necessary consents required) to an en-suite or fifth bedroom.

Bedroom (2)

Double glazed windows to the rear. Radiator. Excellent range of fitted wardrobes.

Bedroom (3)

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

Bedroom (4)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Separate WC

With a double glazed window to the rear. Low level WC.

Bathroom

With a panelled bath and pedestal wash hand basin. Double glazed window to rear. Radiator. Cylinder/airing cupboard off. A shower is installed over the bath with a rail and curtain fitted.

Outside

To the front is an off road parking facility. There is an integral garage with an up and over door. To the rear is an enclosed garden, mainly laid to lawn with well stocked borders and summer house.

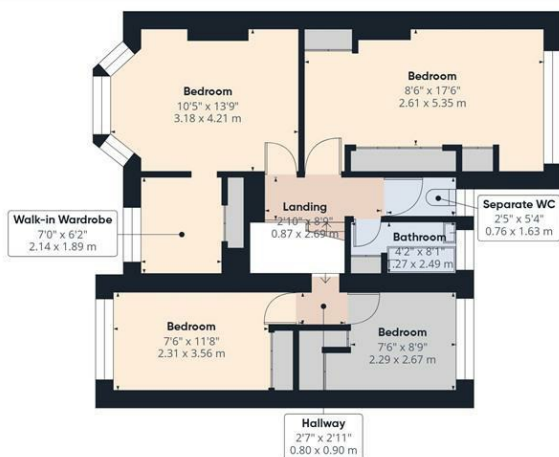
Additional Information

The property is unregistered at land registry. The tenure is FREEHOLD.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1319 ft²
122.6 m²

(1) Excluding balconies and terraces

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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