



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES

Overdale Crescent  
Flixton  
M41 5GR

PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT

27 Overdale Crescent  
Flixton  
Manchester  
M41 5GR



£495,000

\*A SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY\* Offering well presented family accommodation in a popular and highly regarded location. Two separate reception rooms, large utility room and a fantastic open plan kitchen/living/dining room. Useful ground floor WC off the entrance hall. Well appointed family bathroom (shower only at present). Gas central heating system and double glazing. Excellent off road parking facilities to the front. Very pleasant, enclosed rear garden with patio. Conveniently situated for local amenities. Freehold. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door with a double glazed window adjacent. Radiator. Stairs lead off to the first floor rooms. Wood flooring. Access to:

### Downstairs WC

With a low level WC and wash hand basin. Extractor fan.

### Front Sitting Room

With a radiator and a double glazed bay window to the front.

### Rear Lounge

With a radiator and a double glazed bay window to the rear. A living flame gas fire is set within a feature fireplace.

### Utility Room

With a radiator and a double glazed window to the front. Wood flooring. Cupboard space, working surface and ample space for further appliances, coats etc.

### Open Plan Kitchen/Dining/Family Room

With a single drainer stainless steel sink unit with mixer tap set within an Island unit. Excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Breakfast bar facility. Space for appliances with plumbing for a washer etc. There's a double glazed sliding patio door to the rear garden in addition to a large double glazed window and a further set of double glazed double doors. Radiator and tiled areas.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side.

### Bedroom (1)

With a radiator and a double glazed bay window to the front. Good range of fitted wardrobes and storage space with sliding doors.



### **Bedroom (2)**

With a radiator and a double glazed bay window to the rear.

### **Bedroom (3)**

With a radiator and a double glazed window to the front.

### **Family Bathroom**

With a large, walk-in shower, pedestal wash hand basin and low level WC. Attractive tiling, double glazed window to the rear and an extractor fan. Heated towel rail/radiator

### **A FIXED STAIRCASE LEADS FROM THE FIRST FLOOR LANDI**

### **SECOND FLOOR**

#### **Second Floor Landing**

With a double glazed window to the side. Door to:

#### **Bedroom (4)**

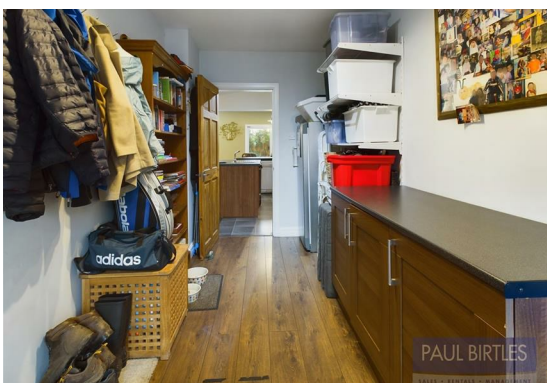
With a radiator and a Velux window. Eaves storage space off.

#### **Outside**

To the front of the house is an off road parking facility for two cars. To the rear is an enclosed garden that offers a good degree of privacy and incorporates lawned and patio sections.

#### **Additional Information**

The tenure of the property is FREEHOLD, subject to an annual chief rent of £5.50.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>®</sup>

1460.88 ft<sup>2</sup>

135.72 m<sup>2</sup>

Reduced headroom

84.16 ft<sup>2</sup>

7.82 m<sup>2</sup>

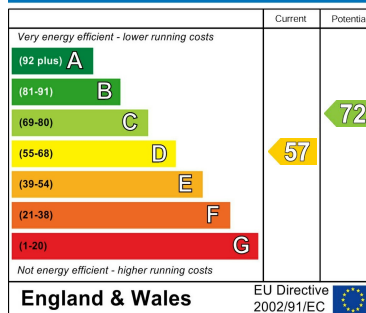
Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

**CONTACT**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

