



Manchester Road  
Carrington  
M31 4BD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



110 Manchester Road  
Carrington  
Manchester  
M31 4BD



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£340,000

\*A SIGNIFICANTLY EXTENDED, DOUBLE FRONTED SEMI-DETACHED PROPERTY THAT OCCUPIES A GENEROUS PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR, OFF ROAD PARKING AND A STORAGE GARAGE\* Gas central heating system and double glazing. Excellent family accommodation with three reception room areas, a large kitchen and five bedrooms. En-Suite to master bedroom plus a well appointed family bathroom. Conveniently situated for local amenities including access to the National Motorway Network. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a double glazed entrance door. Laminate flooring. Access to:

### Downstairs WC

With a low level WC and wash hand basin.

### Lounge

With a multi-fuel burner set within the chimney breast. Laminate flooring, radiator and double glazed bay window to the front. Double doors to:

### Dining Room

With a radiator and double glazed double doors to outside. Open to the kitchen.

### Sitting Room

With a coal effect fire set within a feature fireplace. Laminate flooring, radiator and double glazed bay window to the front.

### Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces with a range style cooker in situ. Plumbing for a washer etc and space for appliances. Breakfast bar facility, double glazed windows to two elevations and tiled areas. Aircon unit fitted. Double glazed double doors lead out to the rear garden and parking area. Understairs storage cupboard off. Open to the dining room.

## TO THE FIRST FLOOR

### Landing

With a loft access point and a wall heater. Linen cupboard off.

### Bedroom (1)

With a radiator and two double glazed windows to two elevations. Access to:

### En-Suite Shower Room/WC

With a walk-in shower, wash hand basin with storage space below and a low level WC. Double glazed window to the side, tiled decor and a chrome ladder radiator. Extractor fan.



### **Bedroom (2)**

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

### **Bedroom (3)**

With a radiator and a double glazed window to the rear. Built in wardrobe/storage space where the combination gas central heating boiler is located.

### **Bedroom (4)**

With a radiator and a double glazed window to the front. Wardrobe/storage space off.

### **Bedroom (5)**

Currently utilised as an office with a radiator and a double glazed window to the rear.

### **Family Bathroom**

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled decor, double glazed window to the rear and there's an over the bath shower with an anti splash screen fitted. Radiator. Tiled decor.

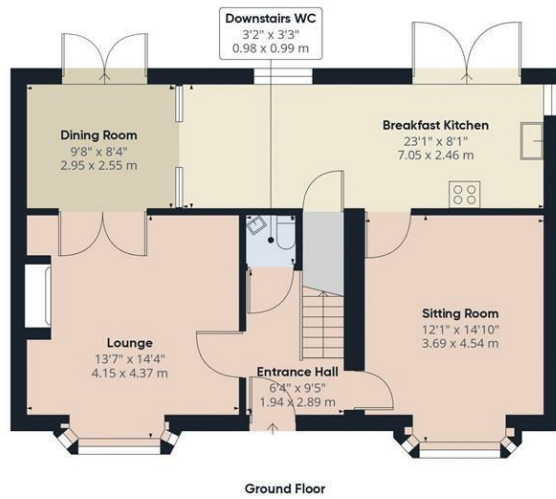
### **Outside**

The property occupies a generous, enclosed plot with garden areas that extend to the front, side and rear of the house with lawned areas, parking facilities and a GARAGE for storage with power and lighting laid on.

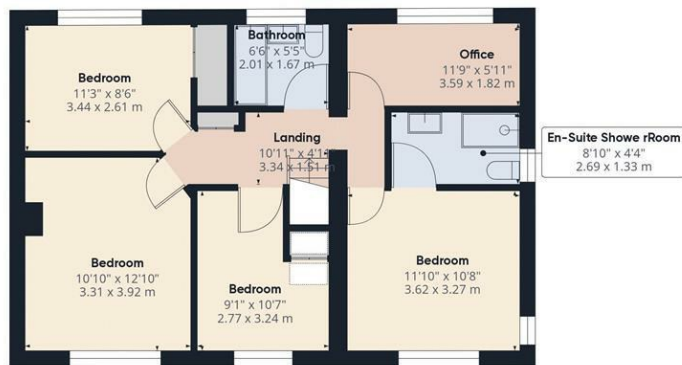
### **Additional Information**

The tenure of the property is FREEHOLD.





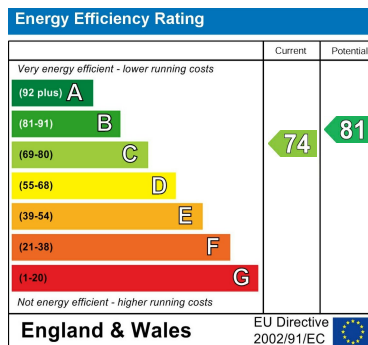
Approximate total area<sup>®</sup>  
1379.59 ft<sup>2</sup>  
128.17 m<sup>2</sup>



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.

GIRAFFE360



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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