



Daresbury Avenue  
Flixton  
M41 8GL

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



38 Daresbury Avenue  
Flixton  
Manchester  
M41 8GL



£460,000

\*A SUPERB FOUR BEDROOM/THREE BATHROOM SEMI-DETACHED PROPERTY\*  
Spacious family accommodation - 1672 sq ft. Presented in immaculate condition throughout. Open Plan Kitchen/Diner. Conservatory to the rear with insulated roof. Utility Room leading to a downstairs bathroom. Garage for storage. Gas central heating system-combination boiler. Well appointed shower room and en-suite bathroom. Featuring a skilfully executed loft conversion. Delightful rear garden with patio and artificial grass area. Further area beyond the garden which is separately leased from Amey/Trafford Council. Excellent off road parking facilities. Leasehold. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door with adjacent double glazed window. Wood flooring. Storage cupboard off. Radiator with a decorative cover. Stairs lead off to the first floor rooms.

### Lounge

With a double glazed bay window to the front. Radiator. Feature recess inset within the chimney breast.

### Open Plan Kitchen/Diner

A superb open plan kitchen/diner with an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl single drainer stainless steel sink unit. Electric hob, oven with extractor above. Integrated dishwasher. LVT flooring. Two radiators. Breakfast bar facility. Tiled areas and spotlighting. Double glazed window to the rear. Door to:

### Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round. Radiator. Ceiling fan. The roof has been insulated ensuring this room can be utilised all year round. Double glazed exit door to the garden:

### Downstairs Bathroom

With a walk-in bath, low level WC and wash hand basin with storage space below. Chrome ladder radiator. Extractor fan. Double glazed exit door and double glazed window to the rear. Tiled walls.

### Utility Room

With working surfaces, wine rack and space for appliances including plumbing for a washer and dryer. Wall mounted Vaillant combination gas central heating boiler. Door off to:

### Garage

With power, light, an up and over door and further door to the front.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs. Stairs off to the second floor.

### Bedroom (1)

With a double glazed window to the rear. Radiator. Excellent range of recently installed wardrobes with dressing table unit, bedside tables etc.

### Bedroom (2)

With a double glazed bay window to the front. Radiator. Laminate flooring. Range of fitted wardrobes.



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**Bedroom (3)**

Currently utilised as a home office with a double glazed window to the rear. Radiator. Laminate flooring.

**Shower Room**

A well appointed shower room with contemporary tiling, walk-in shower enclosure with mixer shower and wall hung wash hand basin with storage below. Feature ladder radiator. Double glazed window to the side.



**Separate WC**

With a low level WC and wall mounted wash hand basin. Two double glazed windows to the front. Decorative panelling.

**TO THE SECOND FLOOR**

**Second Floor Landing**

With a double glazed window to the side elevation.



### **Bedroom (4)**

A skilfully executed loft conversion with Velux roof window, radiator and recesses providing excellent storage facilities. Storage cupboard off. Door to:

### **En-Suite Bathroom**

With a Velux roof window, panelled bath, pedestal wash hand basin and low level WC. Radiator. Tiled areas. Shower attachment over the bath.

### **Outside**

To the front of the property are off road parking facilities on a paved driveway.



To the rear is a delightful garden area with paved patio and artificial grass sections. Timber storage shed to remain.

Accessed via stairs from the rear garden is a piece of land the seller leases from Amey Consulting (on behalf of Trafford Council) in conjunction with the neighbouring property. This area is not included within the title plan for the property. The currently rent payable is £0.50 per annum.



### **Additional Information**

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1953.







**38 Daresbury Avenue, Flixton, Manchester, M41 8GL**







Ground Floor



Floor 1



Floor 2

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

1671.88 ft<sup>2</sup>  
155.32 m<sup>2</sup>

Reduced headroom

123.87 ft<sup>2</sup>  
11.51 m<sup>2</sup>

(1) 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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