



Thornton Avenue  
Flixton  
M41 5DJ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

18 Thornton Avenue  
Flixton  
Manchester  
M41 5DJ



£375,000

**\*AN EXTENDED THREE  
BEDROOM INTER-WAR BUILT  
SEMI-DETACHED PROPERTY\***

Occupying a generous plot with good gardens, off road parking and a detached garage. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Large through lounge/dining room. Good sized kitchen area with room for dining table. Bathroom/WC with shower. Situated in a popular and sought after location that's within easy reach of local amenities and there's easy access to Urmston Town Centre. Offering great scope to those buyers looking to put their own stamp on a property. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With a double glazed entrance door and side panels. Door to:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms with a useful understairs storage area off with a double glazed window.

### Through Lounge/Dining Room

With a feature fireplace and radiators at each end of this living/entertaining space. Double glazed bay window to the front and further double glazed window to the rear.

### Extended Kitchen/Diner

A really good sized kitchen incorporating the original kitchen to the property and a sizeable extension. Fitted with a range of base and wall cupboard units and working surfaces. The 'Vaillant' combination gas central heating boiler is located here, there are two radiators and a double glazed exit door to the gardens. Three double glazed windows ensure ample natural light is provided. Space for appliances.

## 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.

### Bedroom (2)

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



### **Bedroom (3)**

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

### **Bathroom**

With a three piece coloured suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Tiled decor, radiator and double glazed window to the side.



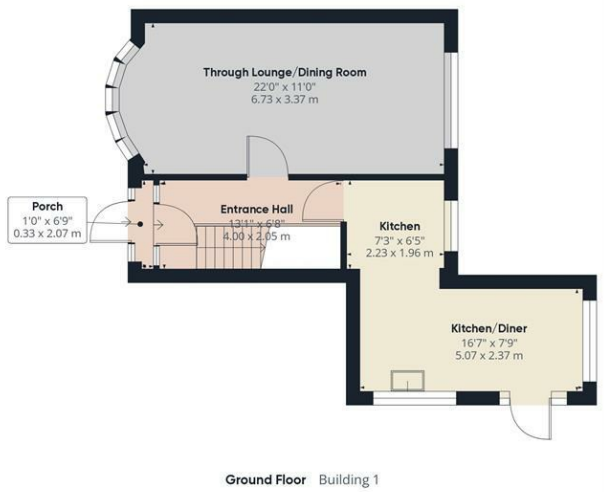
### **Outside**

The property occupies a generous plot with gardens that extend to the front, side and rear of the house, there are off road parking facilities. Detached garage for a vehicle of an appropriate size.

### **Additional Information**

We are informed by the seller that the tenure of the property is FREEHOLD, subject to a chief rent of £5 per annum, payable to Shenstone Properties.



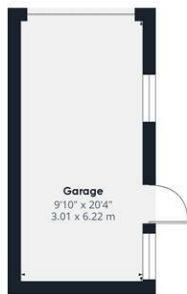


Approximate total area<sup>(1)</sup>  
1129.85 ft<sup>2</sup>  
104.97 m<sup>2</sup>

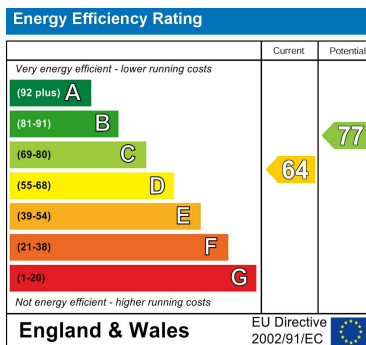
(1) Excluding balconies and terraces

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



Ground Floor Building 2



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)

