







Braemar Avenue

Flixton

M41 6HP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

38 Braemar Avenue
Flixton
Manchester
M41 6HP


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Offers In Excess Of £540,000

NO ONGOING VENDOR CHAIN A well presented four bedroom/two bathroom extended detached property. Offering spacious family accommodation of approx 1340 sq ft. Two separate reception rooms plus an open plan kitchen/diner. Useful utility room and downstairs WC. Four well proportioned bedrooms. En-Suite bathroom to master bedroom. Additional shower room/WC. Good off road parking to the front for at least two cars and an outlook towards the former William Wroe Golf Course. Enclosed low maintenance rear garden with an easterly aspect. Situated in a peaceful cul-de-sac location within easy reach of local transport links, amenities and well regarded local primary and secondary school options. Walking distance to Chassen Road Train Station and Abbotsfield Park. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Porch
With radiator, coat hooks and period style tiled floor.

Lounge
With a double glazed bay window to the front elevation. Two radiators. Wall light points. Decorative panelling. Gas fire set within a feature recess in the chimney breast. Double doors open to:

Open Plan Kitchen/Diner
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Five ring gas hob with extractor canopy. Built-in Bosch oven and grill. Dishwasher in situ. Double glazed window to the rear. In the dining section is a radiator and double glazed patio doors with adjacent side windows lead out the rear garden. Door off to:

Inner Hall
To:

Downstairs WC
With a low level WC, Vanity wash hand basin and chrome ladder radiator. Extractor fan and spotlighting.

Utility Room
With a double glazed exit door to the rear with adjacent side window. Working surface with plumbing for a washer. Laminate flooring.

Sitting Room/Study
With a double glazed window to the front and side elevations. Radiator. Cupboard off where the gas central heating boiler is located.

TO THE FIRST FLOOR

Landing
With a loft access point. The loft space is boarded for storage with a drop down ladder. Ideal for storage. Airing/linen cupboard off. Decorative panelling.

Bedroom (1)
With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes. Door off to:

En-Suite Bathroom
With a corner bath with shower attachment over. Vanity wash hand basin and low level WC. Radiator. Contemporary brass fittngs. Fully tiled. Extractor fan and spotlighting. Double glazed window to the rear. Underfloor heating.

Bedroom (2)
With double glazed window to the front elevation. Radiator. Built-in wardrobe/storage.

Bedroom (3)
With double glazed window to the rear. Radiator. Built-in wardrobe/storage.

Bedroom (4)
With a double glazed window to the front elevation. Radiator.

Shower Room/WC
With a large walk-in shower with Crittall style shower screen, Vanity wash hand basin with excellent storage below and low-level WC. Spotlighting and extractor fan. Double glazed window to the rear. Contemporary tiling.

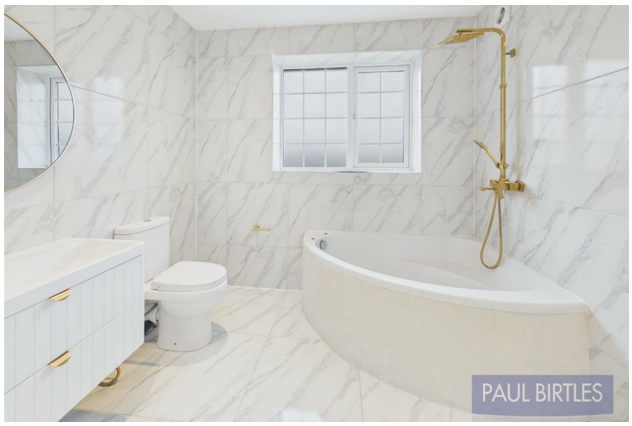
Outside
To the front elevation is an off road parking facility on a block paved driveway.

The rear is an enclosed garden with lawned area, timber sleeper borders and porcelain patio. The rear garden has an easterly aspect.


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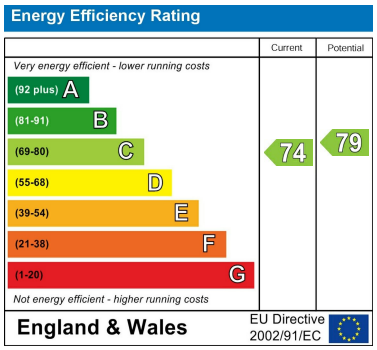
Approximate total area(1)

1340 ft²
124.4 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.

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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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