







Wibbersley Park

Flixton

M41 6JG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Wibbersley Park
Flixton
Manchester
M41 6JG

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Offers Over £400,000

A WELL PRESENTED EXTENDED SEMI-DETACHED PROPERTY SITUATED IN A CONVENIENT AND POPULAR CUL-DE-SAC LOCATION Occupying an excellent sized plot with good off road parking and delightful enclosed rear garden with a southerly aspect. Two separate reception rooms plus extended kitchen. Well appointed family bathroom. Accommodation of approx 963 sq ft suitable for a variety of purchasers. Within easy reach of local amenities, Flixton Park and within walking distance of Flixton Train Station. Must be viewed to be appreciated. Freehold subject to £5 per annum rentcharge. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Laminate flooring. Radiator.

Dining Room
With a double glazed bay window to the front. Bespoke fitted shelving and storage to alcoves with feature lighting radiator. Laminate flooring. Recess within the chimney breast with a living flame coal effect gas fire.

Rear Lounge
With double glazed sliding patio doors to the rear. Laminate flooring. Radiator. Coal effect gas fire set within a feature fireplace. Radiator.

Extended Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for a washer. Gas hob with extractor above. Built in oven/grill. Tiled splashbacks. Wall mounted 'Worcester' combination gas central heating boiler. Two double glazed windows to the rear. Radiator. Exit door to the front. Spotlighting. Understairs storage off.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side elevation. Laminate flooring. Glass balustrade. Loft access point. The loft space is boarded for storage with drop down ladder.

Bedroom (1)
With a double glazed bay window to the front. Radiator. Range of fitted wardrobes. Ceiling fan.

Bedroom (2)
With a double glazed window to the rear. Radiator. Ceiling fan. Laminate flooring.

Bedroom (3)
With a double glazed window to the front. Radiator. Laminate flooring.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Chrome ladder radiator. Mira electric shower over the bath with an anti splash screen fitted. Double glazed window to the side. Tiled areas. Chrome ladder radiator. Extractor fan.

Outside
To the front are excellent off road parking facilities.

To the rear is a pleasant, good sized enclosed rear garden with lawned and patio areas. Storage area to the side of the property.


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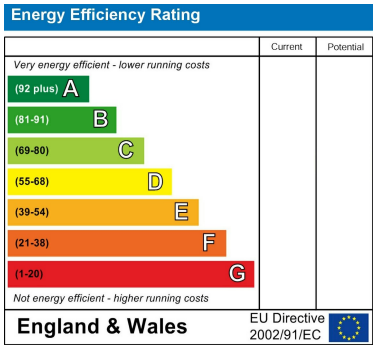

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