Lydney Road

Flixton

M41 8RN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

12 Lydney Road
Flixton
Trafford
M41 8RN

3

1

2

D

Offers Over £270,000

NO ONGOING VENDOR CHAIN A spacious three bedroom mid terraced property. Well presented accommodation of approx 911 sq ft. Two reception rooms, kitchen and useful ground floor WC. Three double bedrooms and well appointed bathroom. Good sized enclosed rear garden with artificial grass and raised decking. Situated in a convenient location within easy reach of local shops, transport links and well regarded primary and secondary school options. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch
To

Dining Room
With a double glazed window to the front elevation. Laminate flooring. Radiator. Open to:

Lounge
With a double glazed window to the front elevation. Radiator.

Inner Hallway
With stairs off to the first floor rooms. Storage cupboard off. Door off to:

Downstairs WC
With a low level WC.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and electric hob. Tiled splasbacks. Radiator. Plumbing for a washer. Space for fridge freezer. Radiator. Double glazed window to the rear.

Rear Porch
With double glazed patio doors out to the rear garden. Understairs storage cupboard off.

TO THE FIRST FLOOR

Landing
With a double glazed window to the rear elevation. Open storage area and doors off to all first floor rooms.

Bedroom (1)
With a double glazed window to the front elevation. Radiator.

Bedroom (2)
With a double glazed window to the front elevation. Radiator.

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

Bathroom
With a white suite comprising 'P' shaped bath and wash hand basin/low level WC combined. A shower is installed over the bath with an anti-splash screen fitted. Double glazed window to the rear. Chrome ladder radiator.

Outside
Enclosed forecourt to the front elevation. To the rear is a good sized enclosed garden with artificial grass, paved patio and raised decking areas. Rear access gate.

PAUL BIRTLES

PAUL BIRTLES

PAUL BIRTLES

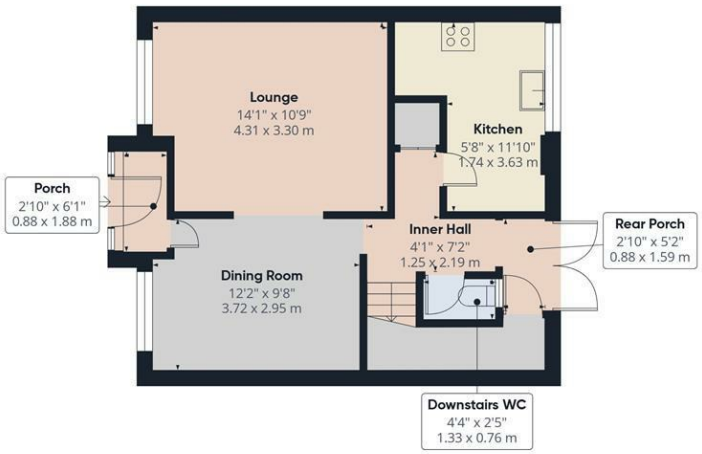
PAUL BIRTLES

PAUL BIRTLES

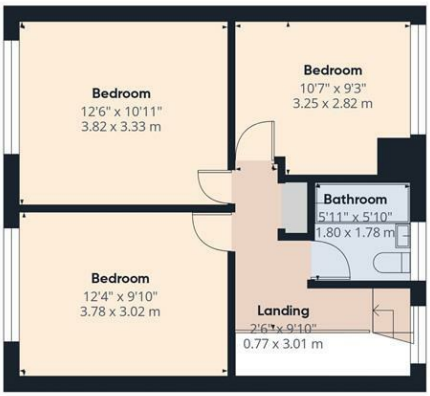
PAUL BIRTLES

PAUL BIRTLES

PAUL BIRTLES



Ground Floor



Floor 1

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

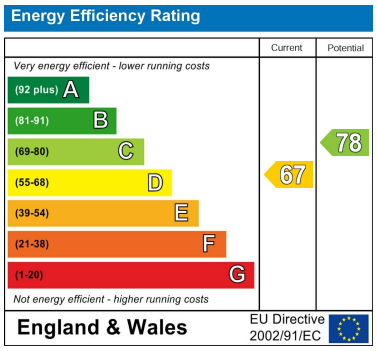
Approximate total area(1)

911 ft²
84.8 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.

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.

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT