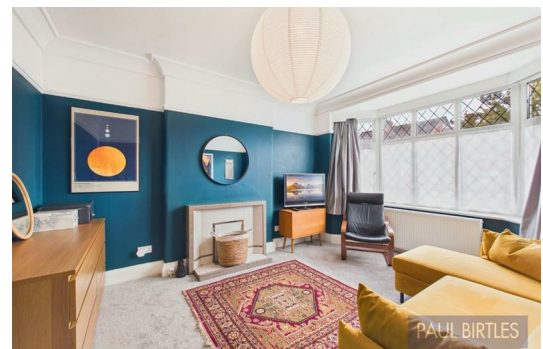




Rothiemay Road
Flixton
M41 6JY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

52 Rothiemay Road
Flixton
Trafford
M41 6JY



4



2



2



E

Offers Over £650,000

A SPACIOUS FOUR DOUBLE BEDROOM 1930'S BUILT DETACHED PROPERTY THAT HAS BEEN SIGNIFICANTLY UPGRADED AND EXTENDED BY OUR CLIENTS IN RECENT TIMES Offering spacious family accommodation of approx 1481 sq ft. Two storey side extension with building control sign off completed January 2026. Excellent standard of presentation. Spacious front lounge and rear sitting room with 'Inglenook'. Open plan kitchen/diner with quartz worktops. Useful utility room, pantry and ground floor shower room/WC. Four well proportioned bedrooms plus a beautifully appointed bathroom. Storage garage. Enclosed rear garden. Situated in a popular and sought after location within easy reach of local shops, amenities, Flixton Train Station and well regarded local primary and secondary school options. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. LVT flooring. Period style radiator. Double glazed window to the side with encapsulated stained glass.

Lounge

With a double glazed bay window to the front elevation. Radiator. Feature fireplace.

Rear Sitting Room

A spacious reception room with outlook over the garden. With a double glazed bay window to the rear. 'Inglenook' with two feature windows with leaded lights and stained glass inserts. Feature fireplace. Beamed ceiling. Radiator.

Open Plan Kitchen/Diner

Forming part of the extension with an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. AEG induction hob, double oven and integrated dishwasher. Extractor fan. Spotlighting. LVT flooring. Vertical radiator. Pantry off. Excellent natural light is provided by a double glazed window to the rear and side elevations and double glazed patio doors leading out to the rear garden. Open to:

Utility Room

With working surface with inset stainless steel sink unit with mixer tap. Vertical radiator. Plumbing for a washer. Tiled splashback. Feature exposed purlin. Spotlighting. Door off to:

Shower Room/WC

With a walk-in shower enclosure with electric shower and low level WC. Double glazed window to the side. Spotlighting and extractor fan. Tiled areas.

Storage Garage

Offering excellent storage facilities with power and light laid on. Wall mounted 'Baxi' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation with encapsulated stained glass.

Bedroom (1)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (2)

With a double bay window to the front. Radiator.

Bedroom (3)

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

Bedroom (4)

With a double glazed window to the side elevation. Radiator.

Bathroom

A beautifully appointed bathroom with suite comprising 'P' shaped bath with Crittal style shower screen, low level WC and Vanity wash hand basin. Ladder radiator. Tiled areas. Extractor fan. Double glazed window to the rear.

Outside

To the front of the property is an off road parking facility and good sized lawned area. To the rear is an enclosed garden with lawn and paved patio area.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 21/06/1933, subject to a ground rent of £6 per annum.

During our clients ownership the property has been extended and comprehensively upgraded to include a two storey side extension and full rewire.





PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾

1481 ft²
137.6 m²

Reduced headroom

20 ft²
1.9 m²

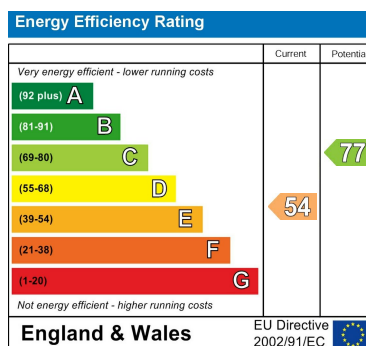
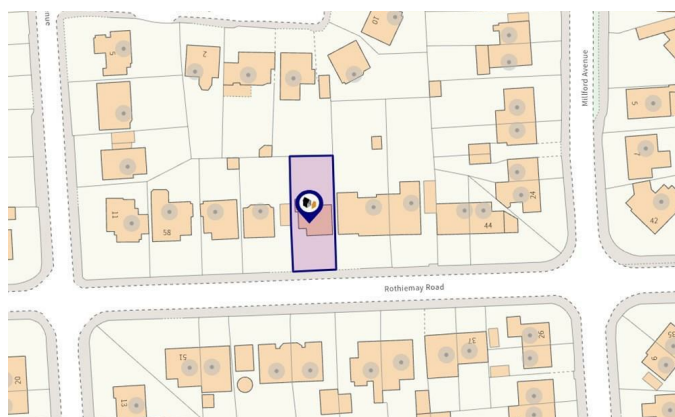
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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