



Rothiemay Road
Flixton
M41 6LL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Rothiemay Road
Flixton
Trafford
M41 6LL



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Offers Over £325,000

NO ONGOING VENDOR CHAIN A much cared for three bedroom semi-detached property situated in a most convenient location. Through lounge/dining room plus kitchen. Fitted wardrobes to two bedrooms. Ideal for first time buyers or downsizers. Approx 740 sq ft. Delightful enclosed rear garden with a southerly aspect. Brick built storage/workshop offering excellent outside storage with scope to convert/upgrade (subject to any necessary consents required). Well positioned for local amenities, shops, proximity to Flixton Train Station and access to transport links. Freehold subject to £5 per annum rentcharge. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Built in meter cupboard.

Through Lounge/Dining Room

With double glazed windows to each end of the room. Two radiators. Wall light points. Gas fire with marble hearth.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit. Tiled areas. Double glazed window to the rear and exit door to the side. Plumbing for a washer. Freestanding cooker in situ. Wall mounted 'Vaillant' combination gas central heating boiler. Radiator.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side on the stairs.

Bedroom (1)

With a double glazed bay window to the front. Radiator

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the front. Radiator.

Outside

To the front is a lawned garden area and off road parking facility with wrought iron gates. To the rear is a fully enclosed garden with lawn and paved patio areas with well stocked borders. Detached brick built workshop/storage offering potential for upgrade. (Subject to any planning consents required).



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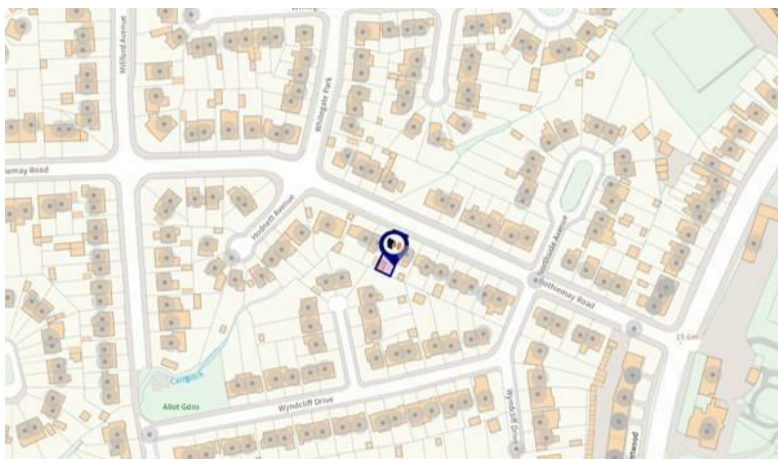
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

