



Rothiemay Road  
Flixton  
M41 6LL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



9A Rothiemay Road  
Flixton  
Trafford  
M41 6LL



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Offers Over £325,000

\*A MOST ATTRACTIVE THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A MOST CONVENIENT LOCATION\* Lounge, kitchen/diner and conservatory. Beautifully appointed shower room/WC. Presented in immaculate condition throughout providing accommodation of approx 757 sq ft. Suitable for first time buyers/ downsizers or home movers. Ideally positioned for local amenities, shops, proximity to Flixton Train Station and access to transport links. Delightful enclosed rear garden with a southerly aspect and covered hot tub. (included in sale). Freehold. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With attractive period style tiling. Stairs off to the first floor rooms. Radiator with a decorative cover.

### Lounge

With a double glazed bay window to the front elevation with fitted plantation shutters. Radiator. Wood laminate flooring. Feature cast iron fireplace. Double doors into:

### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a ceramic single drainer sink unit with mixer tap. Tiled splashbacks. Gas hob with extractor canopy and built in Samsung oven. Plumbing for a washer and space for fridge/freezer. Wood laminate flooring. Double glazed windows to two elevations. In the dining area is built in seating. Double glazed door opens into:

### Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round. Double glazed double doors lead out to the rear garden.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Double glazed window to the side elevation. Laminate flooring.

### Bedroom (1)

With a double glazed bay window to the front elevation with fitted plantation shutters. Laminate flooring. Radiator. Vintage storage doors not included in the sale.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Laminate flooring. Currently utilised by the current owner as a walk-in wardrobe/dressing room. The seller can remove the fitted units if preferred. Vintage storage doors not included in the sale.

### Bedroom (3)

With a double glazed window to the front with fitted plantation shutter. Radiator. Currently in use as a home office.

### Shower Room/WC

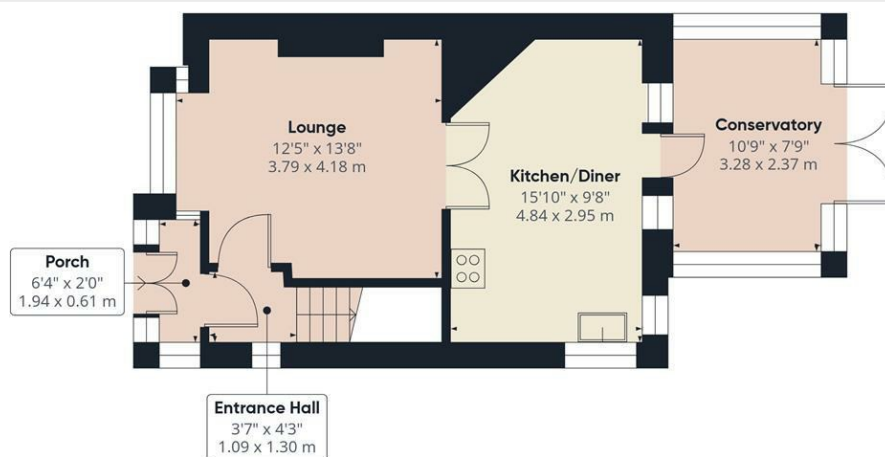
A beautifully appointed shower room/WC with walk-in shower enclosure, low level WC and Vanity wash hand basin with counter top sink unit. Spotlighting. Extractor fan. Contemporary tiling. Double glazed window to the rear. Chrome ladder radiator.

### Outside

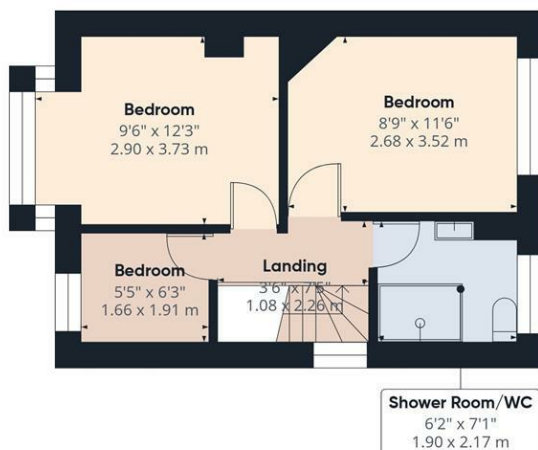
To the front of the property is an off road parking facility on a block paved driveway. To the rear is an enclosed garden ideal for entertaining with timber decking, garden arbour and covered hot tub area. The hot tub is to remain as part of the sale. To the side is a covered area providing useful storage facility.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
757 ft<sup>2</sup>  
70.2 m<sup>2</sup>

(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



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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