



Redesmere Park
Flixton
M41 9EP

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

18 Redesmere Park
Flixton
Trafford
M41 9EP



Offers Over £475,000

A SIGNIFICANTLY EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY Presented in immaculate condition throughout and offering spacious family accommodation of approx 1312 sq ft. Two separate reception rooms plus open plan kitchen/dining area. Well appointed four piece bathroom. Delightful enclosed rear garden with composite decking and summer house. Situated in a most convenient and popular location in close proximity of local amenities, adjacent to Urmston Meadows and within walking distance of Chassen Park and Train Station. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off the first floor rooms. Radiator. Laminate flooring.

Lounge

With a double glazed bay window to the front elevation. Radiator. Feature recess within the chimney breast. (Electric burner in situ not included in sale). Beamed ceiling.

Rear Sitting Room

A spacious reception room of generous proportions with wall light points and a living flame gas fire set with a most attractive feature fireplace providing a focal point of the room. Radiator. Open to:

Conservatory/Dining Area

Built on at the rear of the property of part brick construction with double glazed units all around and exit door leading out to the rear garden. Open to:

Kitchen

With a range of base and wall cupboard units and granite working surfaces incorporating a one and a half bowl inset sink unit. Vertical radiator. Integrated fridge/freezer and dishwasher. Dimplex plinth heater. Electric hob with extractor canopy above. Built in Neff oven/grill. Spot lighting. Double glazed bay window to the rear. Breakfast bar facility.

Cloak Room/Storage

With a radiator and spot lighting.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is boarded for storage with drop down ladder.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Excellent range of built in wardrobes/storage.

Bedroom (2)

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

Bedroom (3)

With double glazed windows to front and rear elevations. Radiator.

Bathroom

With a white suite comprising 'P' shaped panelled bath, low level WC and Vanity wash hand basin. Separate walk-in shower enclosure. Tiled areas. Chrome ladder radiator. Extractor fan. Double glazed window to the rear elevation.

Outside

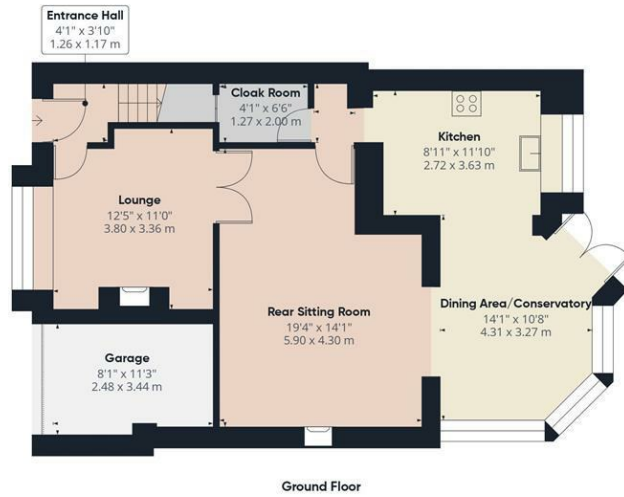
To the front is an off road parking facility on a brick block paved driveway. Integral garage with an up and over door. The 'Vaillant' combination gas central heating boiler is located here.

To the rear is a delightful enclosed garden with composite decking, paved patio and lawned areas. Summer house to remain.

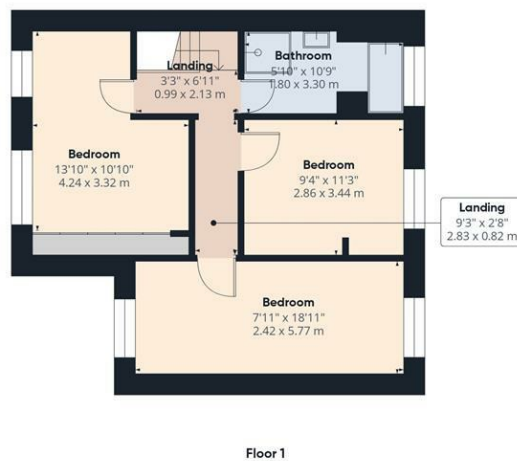
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 29/09/1950. No ground rent payable.





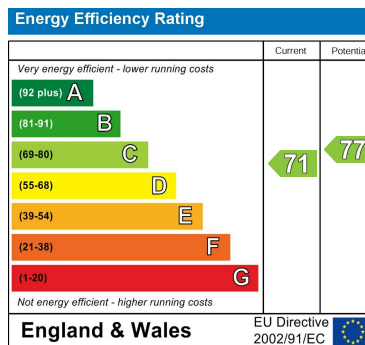
Approximate total area⁽¹⁾
1312 ft²
121.8 m²



(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

