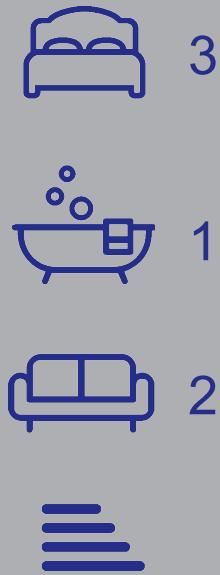




**Southgate
Flixton
M41 9FS**

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

14 Southgate
Flixton
Trafford
M41 9FS



Offers Over £450,000

NO ONGOING VENDOR CHAIN An Edwardian three double bedroom semi-detached property. Full of charm and character. Offering spacious accommodation of approx 1616 sq ft to include a range of cellars offering potential for conversion (subject to any necessary consents required). Two separate reception rooms plus fitted kitchen. Fitted wardrobes to all bedrooms. Requiring modernisation and improvement but offering great potential. Scope to extend and/or undertake a loft conversion (subject to any necessary consents required). Good sized enclosed rear garden. Off road parking to the front. Situated in a most convenient location within easy reach of local amenities, shops. Chassen Park and Train Station within walking distance. 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. Radiator.

Downstairs WC

With a double glazed window to the side elevation. Corner wash hand basin. Low level WC.

Lounge

With a double glazed bay window to the front elevation. Wall light points. Radiator. Parquet flooring. Feature recess within the chimney breast.

Dining Room

With a double glazed sliding patio door to the rear. Wall light points. Radiator. Electric fire set within a feature fireplace. Exposed floorboards.

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Under counter integrated fridge and freezer. Double glazed windows to the side and rear and exit door leading up to the rear garden. Gas hob with oven and grill combined with extractor canopy above. Tiled splashbacks.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation.

Bedroom (1)

With a double glazed window to the front. Radiator. Wall light points. Range of fitted wardrobes and dressing table facility. Exposed floorboards.

Bedroom (2)

With a double glazed window to the rear. Radiator. Exposed floorboards. Built-in wardrobes with dressing table facility. Wall light points.

Bedroom (3)

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

Bathroom

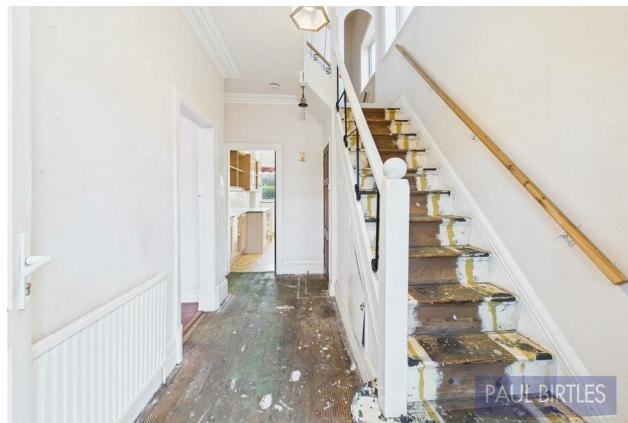
With a three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC. Radiator. Double glazed window to the front. Triton electric shower over the bath with an anti-splash screen fitted. Loft access point.

Outside

To the front of the property is an off road parking facility. There is shared access to the side elevation. To the rear is access to the cellars which currently offer storage space but could be upgraded or converted subject to any necessary consents required. The gas central heating boiler is located in the cellar.

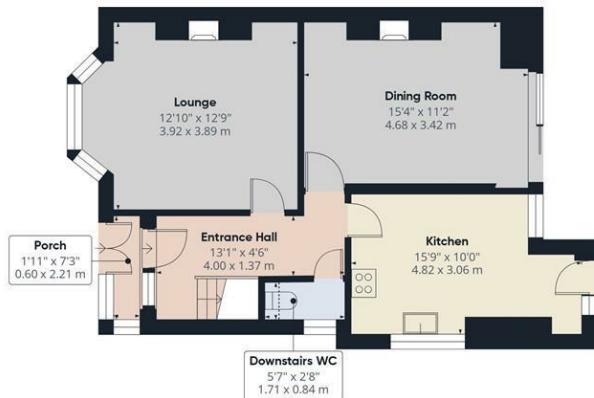
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 25/03/1910 subject to an annual ground rent of £3.15.





Floor -1



Ground Floor

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Approximate total area⁽¹⁾

1616 ft²

150 m²

Reduced headroom

2 ft²

0.2 m²



Floor 1



(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

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



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