



PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT



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Flixton  
M41 9FL

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16 Riverside Drive  
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Manchester  
M41 9FL



£510,000

\*OCCUPYING A SOUGHT AFTER LOCATION WITH A FRONTAL ASPECT TOWARDS URMSTON MEADOWS\* A spacious and significantly extended five bedroom detached property that offer great potential to those buyers looking to re-model and improve a property to their own requirements. Off road parking facilities, large garage and a pleasant, enclosed rear garden. Gas central heating system and double glazing. Two separate reception rooms, kitchen and useful downstairs WC. Family bathroom with shower. Conveniently situated for local amenities. No ongoing vendor chain. Must be viewed to fully appreciate the location and potential offered. Access point to the Meadows directly opposite.

## TO THE GROUND FLOOR

### Porch

With a double glazed sliding door with double glazed windows adjacent.

### Entrance Hall

With a feature window with leaded lights and stained glass inserts. Radiator. Stairs lead off to the first floor rooms. Access off to:

### Downstairs WC

With a low level WC and wash hand basin. Radiator. Two windows to the side. Tiled areas.

### Dining Room

With a fitted gas fire, a radiator and a double glazed bay window to the front.

### Lounge

With a fitted gas fire, a radiator and a double glazed window to the rear.

### Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surface. Gas point for a cooker, radiator and double glazed window to the rear. Tiled areas. Pantry off with a window.

### Utility Area

With doors to both the front and rear and access into the garage. Power, light and water supply currently provided.

## TO THE FIRST FLOOR

### Landing

With a radiator. Double glazed window to the rear.

### Bedroom (1)

With a radiator and a double glazed bay window to the front.

### Bedroom (2)

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

### Bedroom (3)

With a radiator and a double glazed window to the front.

### Bedroom (4)

With a radiator and a double glazed window to the front.

### Bedroom (5)

With a radiator and double glazed windows to each end of the room.

### Bathroom

With a three piece coloured suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Radiator, tiled areas and a double glazed window to the rear. Linen cupboard. Loft access point. Extractor fan.



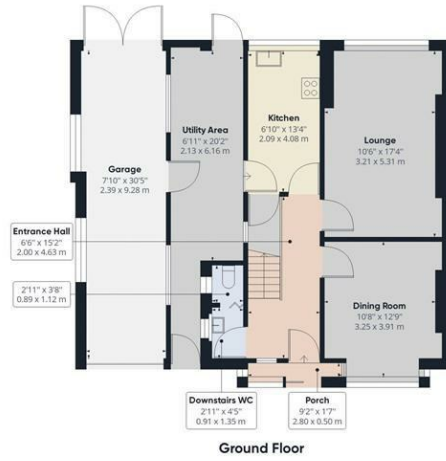
## Outside

To the front of the property are good off road parking facilities on a paved driveway. This gives access to a substantial garage with power, lighting and an electrically operated up and over door. The garage has access points at both the front and rear. To the rear is a pleasant, enclosed garden with lawn etc.

## Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 12/10/1943. Annual ground rent payable of £5.





Approximate total area<sup>(1)</sup>  
1637.29 ft<sup>2</sup>  
152.11 m<sup>2</sup>




(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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