



Riverside Drive
Flixton
M41 9FN

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

64 Riverside Drive
Flixton
Manchester
M41 9FN



Offers Over £260,000

SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION ADJACENT TO URMSTON MEADOWS Open frontal outlook. An inter-war built semi-detached property with three bedrooms and two reception rooms. Electric heating system and double glazed windows. Pleasant gardens to the front and rear. Off road parking facility on a paved driveway. Requiring a comprehensive scheme of improvement and modernisation but offering great potential to those buyers looking to put their own stamp on a property. Potential to extend, subject to any planning permission necessary. No ongoing vendor chain. Must be viewed to be appreciated. Leasehold for the residue of 999 years from 29/09/1956.

TO THE GROUND FLOOR

Entrance Hall

With an electric storage heater and stairs leading off to the first floor rooms. Door to:

Lounge

With a storage heater and a double glazed window to the front.

Dining Room

With a storage heater and a double glazed window to the rear.

Kitchen

With a sink unit and an understairs storage cupboard off. Door to outside.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a storage heater and a double glazed window to the front.

Bedroom (2)

With a storage heater and a double glazed window to the rear.

Bedroom (3)

With a double glazed window to the front.

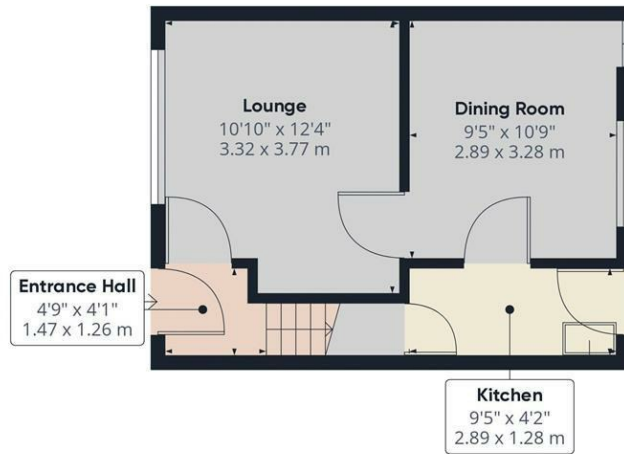
Bathroom

With a white suite comprising walk-in shower compartment, wash hand basin and low level WC. Double glazed window to the rear, tiled decor and a wall heater.

Outside

The property enjoys pleasant gardens to the front and rear. A driveway provides an off road parking facility.





Ground Floor



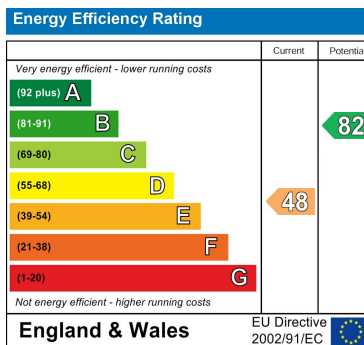
Floor 1

Approximate total area[®]
614.65 ft²
57.1 m²

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.

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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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