



Mansfield Road  
Flixton  
M41 6HF

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

5 Mansfield Road  
Flixton  
Manchester  
M41 6HF



£465,000

\*A SIGNIFICANTLY EXTENDED FOUR BED/TWO BATH DETACHED PROPERTY\*  
Offering spacious family accommodation. Although in need of updating and improvement this property benefits from a gas central heating system, double glazing and has off-road parking and a garage. Situated in a popular and highly regarded location that's within easy reach of local amenities. Pleasant, enclosed rear garden. Two separate reception rooms plus breakfast kitchen. Bathrooms at first and second floor levels. The accommodation incorporates a loft conversion (See Agents' note ). Leasehold for the residue of 999 years ( less 15 days ) from 29/09/1901 , subject to an annual ground rent of £5. No ongoing vendor chain. Must be viewed to appreciate the potential. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With a UPVC entrance door with an adjacent double glazed window. Stairs lead off to the first floor rooms with useful storage space below.

### Lounge

With two radiators and a double glazed bay window to the front. A log effect fire is inset within the chimney breast with a feature surround.

### Dining/Sitting Room

With a radiator and double glazed double doors with adjacent side panels to the rear patio and garden beyond. A fitted gas fire is set within a feature fireplace.

### Breakfast Kitchen

With a single drainer sink unit and a range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. There are double glazed windows to two elevations and a UPVC door to outside. Tiled areas, breakfast bar facility and plumbing for an automatic washing machine and dishwasher provided. Space for fridge freezer. Radiator.

## TO THE FIRST FLOOR

### First floor landing

Double glazed window to the side. Stairs lead off to the second floor.

### Bedroom (1)

With two radiators and a double glazed bay window to the front. Range of fitted wardrobes and storage space.

### Bedroom (2)

With two radiators and a double glazed window to the rear. Walk-in storage area off.

### Bedroom (3)

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

### Bathroom

Fitted with a coloured suite comprising bath, pedestal wash hand basin, low level WC and walk-in shower. Double glazed window to the rear, two radiators and tiled areas.

## TO THE SECOND FLOOR

### Second floor landing

With a radiator and eaves storage space off. Velux window.

### Bedroom (4)

With two radiators and two Velux windows. Additional double glazed window to the rear



### **Bathroom**

Fitted with a coloured suite comprising panelled bath, pedestal wash hand basin and low level WC. Extractor fan, radiator and tiled areas.

### **Outside**

To the front of the property is an off-road parking facility on a paved driveway. This continues to the side of the property giving access to a garage. There's an enclosed garden to rear that incorporates a patio area and lawned section



### **Agent's Note/Additional Information**

The rear extension was constructed approximately 48 years ago and the loft conversion 36 years ago. No paperwork can be provided given the circumstances of the sale.

Leasehold for the residue of 999 years (Less 15 days) from 29/09/1901 , subject to an annual ground rent of £5.



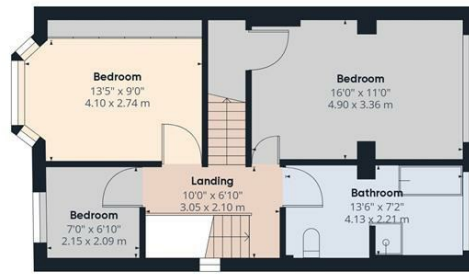


**5 Mansfield Road, Flixton, Manchester, M41 6HF**





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1505.26 ft<sup>2</sup>  
139.84 m<sup>2</sup>

Reduced headroom

106.97 ft<sup>2</sup>  
9.94 m<sup>2</sup>

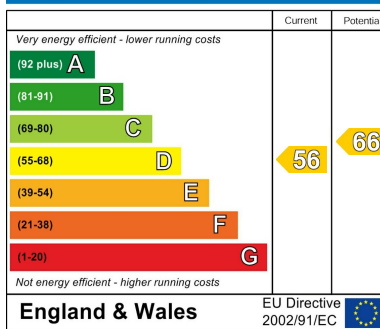
(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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**



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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