



Haslemere Road
Flixton
M41 6HA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

50 Haslemere Road
Flixton
Manchester
M41 6HA



£360,000

SITUATED IN A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES A spacious three bedroom semi detached property with a delightful, good sized rear garden, off-road parking facilities and an attached brick garage, ideal for storage/workshop. Gas central heating system and double glazing. Two separate reception rooms plus kitchen. Well appointed shower room - separate WC. Offering great potential to those buyers looking to put their own stamp on a property. Extension potential, subject to any planning consents necessary. No ongoing vendor chain. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

With a feature double glazed entrance door and windows. Door to:

Entrance Hall

With a radiator and stairs off to the first floor rooms with a storage/cloaks facility below with a double glazed window.

Dining Room

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature surround, inset within the chimney breast.

Lounge

With a double glazed with a radiator and a double glazed bay window to the rear. A coal effect fire is set within a feature surround, inset within the chimney breast.

Kitchen

With a single drainer sink unit with mixer tap, cupboard space and working surfaces. Gas point for a cooker, tiled/panelled decor and double glazed window to the rear. Double glazed exit door to the side and plumbing is provided for a washer is provided. Radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

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

Bedroom (2)

With a radiator and a double glazed bay window to the rear. Range of fitted wardrobes and storage space.

Bedroom (3)

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

Shower Room

With a shower compartment, wash hand basin and fitted storage units. Double glazed window to the rear, tiled decor and an extractor fan. Ladder radiator.

Separate WC

With a low-level WC, double glazed window to the side and tiled decor.

Outside

To the front of the property is a lawned garden. A driveway provides an off-road parking facility, continues to the side of the property giving access to a detached brick garage ideal for a storage and workshop area. The rear garden is generously proportioned and incorporates a lawn with well stocked flowerbeds. The rear garden is enclosed all round.



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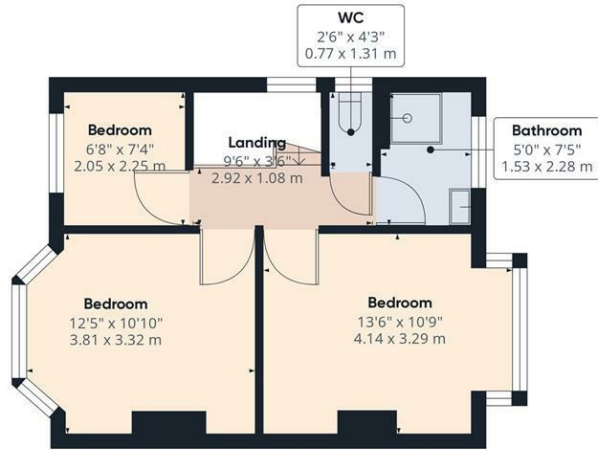
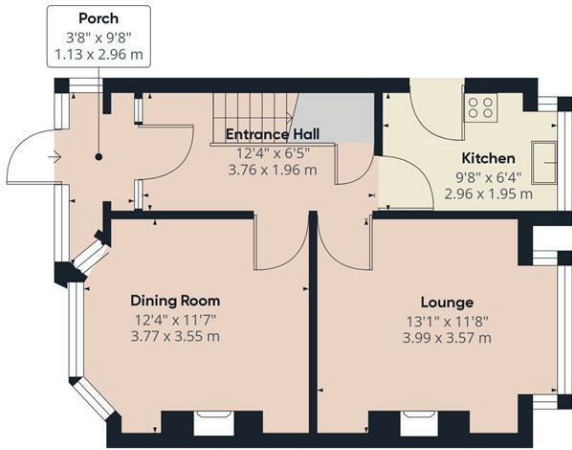
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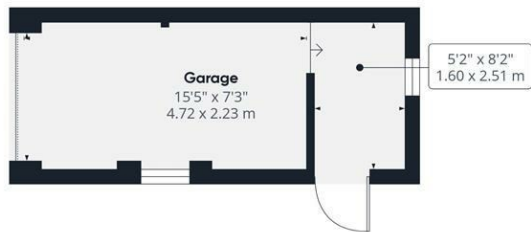
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Approximate total area⁽¹⁾
1021.06 ft²
94.86 m²



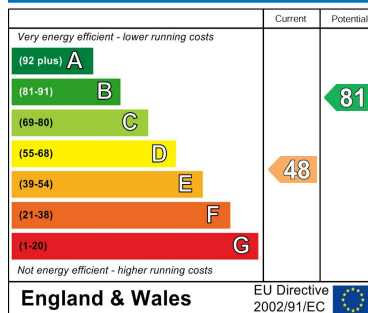
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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