



Parsonage Road
Flixton
M41 6QN

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

49 Parsonage Road
Flixton
Manchester
M41 6QN



£365,000

SITUATED IN A POPULAR AND CONVENIENT LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES An extended three bedroom semi detached property that's been greatly improved by the current owners during the period of their ownership. Gas central heating system- combination boiler. Double glazed windows, entrance door and patio doors. Useful ground floor WC. Well appointed family bathroom with shower. Lounge plus open plan kitchen/dining/sitting room. Pleasant gardens to the front and rear. Off-road parking facility plus large attached brick garage. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

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

Entrance Hall

With a radiator with a decorative cover and stairs leading off to the first floor rooms with storage space below. Laminate flooring.

Lounge

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

Dining/Sitting Room

With a radiator and double glazed sliding patio doors out to the rear garden. Laminate flooring and an excellent range of fitted cupboards. Opening to:

Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the rear and laminate flooring.

Rear Porch

With a door outside, into the garage and access to:

Downstairs WC

With a low-level WC and wash hand basin. Chrome ladder radiator and attractive tiling.

TO THE FIRST FLOOR

Landing

With a loft access point and a feature window to the side with leaded lights and stained glass inserts.

Bedroom (1)

With 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.

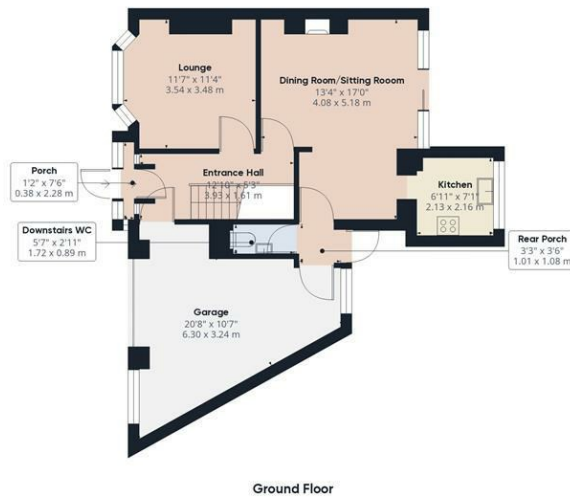
Bathroom

With a white suite comprising wash hand basin, panelled bath and low level WC. Over the bath shower with an anti-splash screen fitted. Double glazed window to the rear, tiled decor and a chrome ladder radiator. Fitted storage unit.

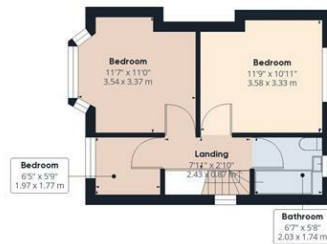
Outside

To the front of the property are lawned garden areas and a driveway for off-road parking. There's an attached brick garage with power, lighting and an up and over door. The combination gas central heating boiler is located within the garage. To the rear is an enclosed, lawned garden that offers a good degree of privacy.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1030.54 ft²
95.74 m²

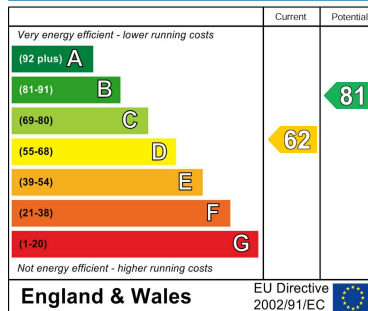
(1) Excluding balconies and terraces

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.

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

