

Woodsend Road South  
Flixton  
M41 6QB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



11 Woodsend Road  
South  
Flixton  
Manchester  
M41 6QB



Offers In Excess Of  
£375 000

\*A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY\*  
Occupying a popular and sought after location within easy reach of shops, schools, public transport etc. Excellent off-road parking facilities with a covered carport to the side. Great sized living room. Spacious kitchen/dining room. Well appointed bathroom with shower - separate WC. Pleasant gardens to the front and rear. Built-in wardrobes to two of the bedrooms. Gas central heating system and double glazing. Freehold. Must be viewed to be appreciated. Approx 896 sq ft. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Porch

With a feature double glazed entrance door with a double glazed window adjacent.

### Lounge

A great sized living room with a radiator, a double glazed window to the front and wood effect flooring. Stairs lead off to the first floor rooms and a stable door provides access to:

### Kitchen/Dining Room

With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working surfaces. Gas cooker point, plumbing is provided for an automatic washing machine and there are tiled areas. Radiator. Useful under stairs storage area off with a window. Double glazed window to the rear and double glazed double doors to outside.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side and wood effect flooring.

### Bedroom (1)

With a radiator, a double glazed window to the front and wood effect flooring. Built-in wardrobe/storage space.

### Bedroom (2)

With a radiator, a double glazed window to the rear and wood effect flooring. Built-in wardrobe/storage space.

### Bedroom (3)

With a radiator, a double glazed window to the front and wood effect flooring.

### Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin. A shower is installed over the bath and a rail and curtain are fitted. Ladder radiator, tiled decor and a double glazed window to the rear.

### Separate WC

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

### Outside

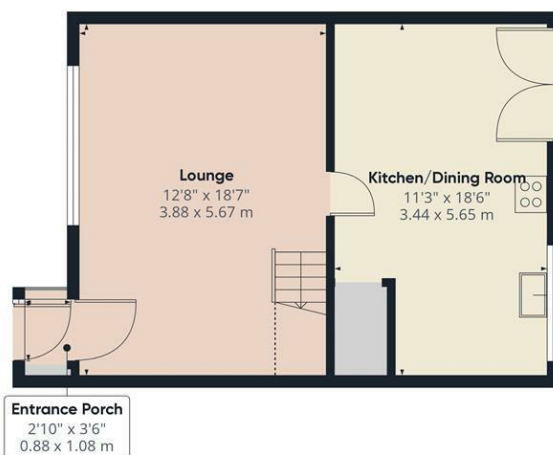
The property enjoys pleasant gardens that extend to the front and rear. There are outside storage facilities within the rear garden. The property benefits from excellent off-road parking facilities and there's a covered carport.



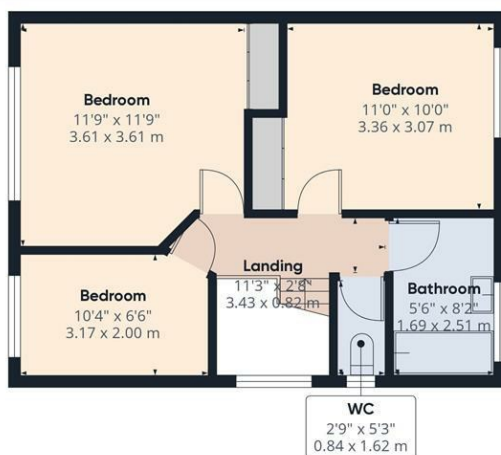


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Ground Floor



Floor 1

Approximate total area<sup>®</sup>

896.12 ft<sup>2</sup>  
83.25 m<sup>2</sup>

Reduced headroom

17.84 ft<sup>2</sup>  
1.66 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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