



Redesmere Park
Flixton
M41 9FP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

5 Redesmere Park
Urmston
M41 9FP



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£350,000

SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION CLOSE TO URMSTON MEADOWS A corner positioned three bedroom semi detached property with an electric heating system and double glazing. Occupying a generous plot with excellent off road parking facilities and pleasant enclosed gardens. Converted garage (See Agents note). Open plan ground floor accommodation. Kitchen with built-in oven and hob. Bathroom with shower. Freehold. Approx 830 sq ft. Virtual Tour Available. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With stairs leading off to the first floor rooms. Tiled floor. Storage heater.

Lounge

With a feature fireplace, a storage heater and a double glazed window to the front. Wood effect flooring. Opening with double doors fitted, to:

Dining Room

With a storage heater, wood effect flooring and a substantial storage area off. Opening to:

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working services incorporating an oven and hob. Double glazed window to the rear, tiled areas and plumbing is provided for an automatic washing machine. Space for appliances.

Converted Garage

With a storage heater, two skylights and a double glazed window. (See Agent's note).

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With an electric heater and a double glazed window to the front.

Bedroom (2)

With an electric heater and a double glazed window to the rear.

Bedroom (3)

With an electric heater and a double glazed window to the front.

Bathroom

With a white suite comprising panelled bath, pedestal wash basin and low level WC. Double glazed window to the rear, wall heater and tiled/panelled areas. A shower is installed over the bath and a rail and curtain are fitted.

Outside

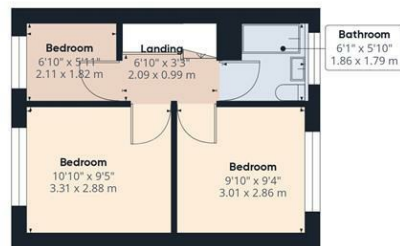
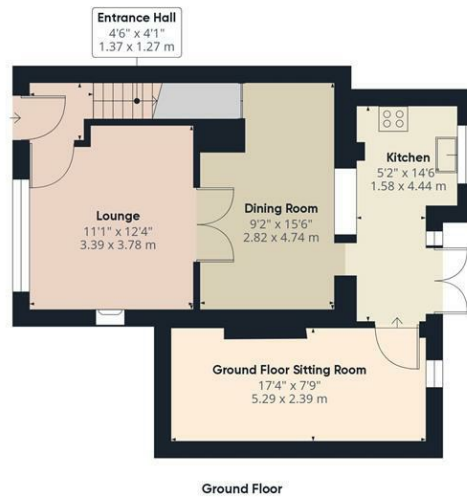
The property occupies a generous corner plot that incorporates gardens, off-road parking facilities and a garage. The rear garden offers a good degree of privacy.

Agent's Note

The garage to the property is suitable for a variety of uses and is currently in use as an office/study but was originally intended as a playroom. It has heat, light, windows etc. The garage doors are still in situ so could easily be reinstated if preferred. No building regulation approval was sought for the conversion.

The property retains a gas supply that could be re-instated if preferred.





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Approximate total area⁽¹⁾
829.9 ft²
77.1 m²

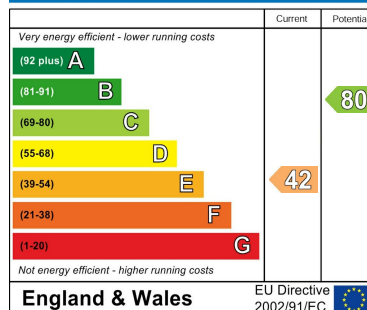
(1) Excluding balconies and terraces

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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