



Lydney Road
Flixton
M41 8RN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

22 Lydney Road
Flixton
Trafford
M41 8RN



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£250,000

NO ONGOING VENDOR CHAIN A spacious three double bedroom mid terraced property. Situated in a popular location within easy reach of local shops, transport links and well regarded local primary and secondary schools. Approx 913 sq ft. Open plan lounge/dining area of generous proportions. A much cared for property. Recently installed well appointed shower room. Good sized enclosed garden. Scope for buyers to personalise to their own requirements. Ideal first time purchase. Freehold. Off road parking potential to the rear (Subject to any necessary consents required). Virtual tour available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with double glazed entrance door with adjacent side windows. To:

Lounge

With a double glazed window to the front. Fitted gas fire. Radiator. Open to:

Dining Area

With a double glazed window to the front. Radiator. Stairs lead off to the first floor rooms.

Inner Hallway

With a large storage cupboard off and further downstairs storage area off. Double glazed exit door with adjacent side window out to the rear garden. Radiator. Sliding door to:

Downstairs WC

With a low level WC.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Tiled areas. Plumbing for a washer. Double glazed window to the rear.

TO THE FIRST FLOOR

Landing

Loft Access point. Double glazed window to the rear. Linen airing cupboard off.

Bedroom (1)

With a radiator and a double glazed windows to front.

Bedroom (2)

With a double glazed window windows to the front. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator. Wall mounted 'Worcester' combination gas central heating boiler.

Shower Room

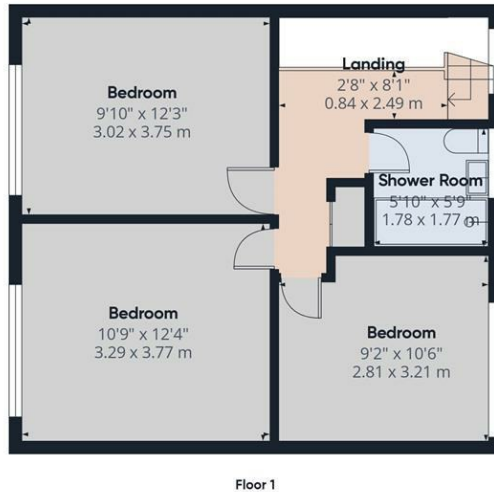
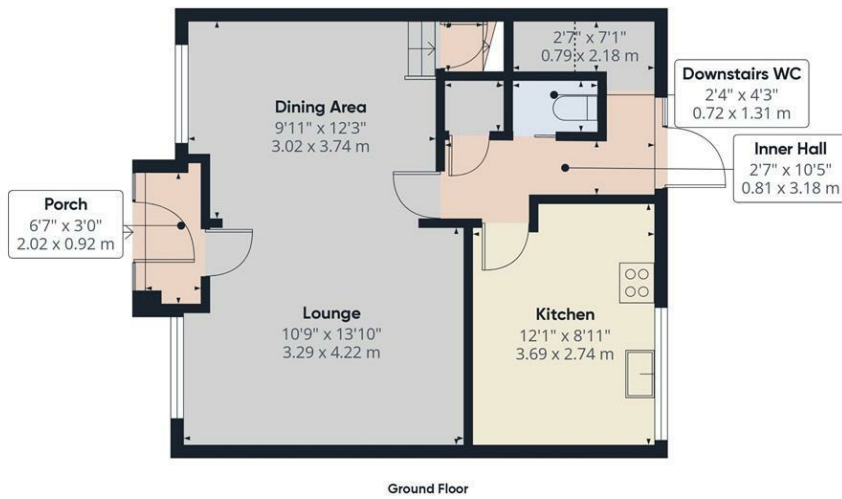
With a walk-in shower, low level WC and pedestal wash hand basin. Tiled areas. Double glazed window to the rear.

Outside

To the front is an enclosed garden.

To the rear is a good sized enclosed garden with lawn and patio areas. Rear access gate. Potential for off parking to the rear subject to any necessary consents required.





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Approximate total area⁽¹⁾

912.79 ft²
84.8 m²

Reduced headroom

7.4 ft²
0.69 m²

(1) Excluding balconies and terraces

Reduced headroom

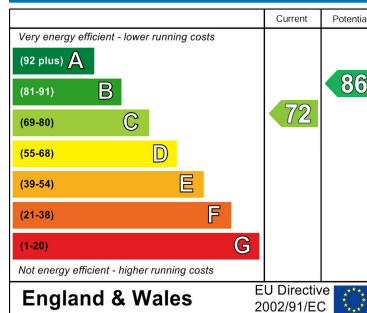
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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