



Roslyn Avenue
Flixton
M41 6PY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Roslyn Avenue
Flixton
Trafford
M41 6PY



3



1



1



C

Offers Over £369,950

***AN EXTENDED THREE
DOUBLE BEDROOM SEMI-
DETACHED PROPERTY***

Occupying a popular and convenient location within easy reach of local shops, walking distance to Flixton Train Station and within catchment for well regarded local schools. Spacious accommodation of approx 876 sq ft. Excellent standard of presentation. Through lounge plus kitchen/diner. Good sized enclosed rear garden. Easy access to Motorway Network. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Vertical radiator. Meter cupboards. Double glazed entrance door with adjacent double glazed window. Karndean flooring to match throughout the ground floor. Contemporary wall panelling.

Through Lounge

With a double glazed bay window to the front and double glazed patio doors to the rear ensuring ample natural light. Radiator. Wall light points. Feature recess inset within the chimney breast with exposed brickwork and tiled hearth. Karndean flooring.

Kitchen/Diner

A superb kitchen/diner with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer inset sink unit. Gas hob with extractor canopy. AEG oven/combination grill combined. Brickslip splashbacks. Useful understairs storage off. Integrated fridge/freezer, dishwasher and washing machine. Space for a dryer. Double glazed window to two elevations plus exit door to the rear.

TO THE FIRST FLOOR

Landing

With a loft access point. Wall panelling.

Bedroom (1)

With a double glazed bay window to the front. Radiator. Excellent range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the rear. Range of mirror fronted sliding wardrobes. Radiator.

Bedroom (3)

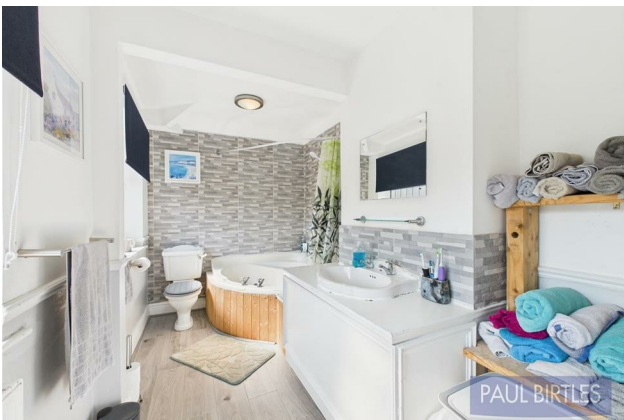
An extension bedroom with two double glazed windows to the rear elevation. Radiator.

Bathroom

With a suite comprising corner bath, low level WC and wash hand basin. 'Mira' electric shower with a rail and curtain fitted. Two double glazed windows to the front elevation. Laminate flooring. Radiator. Tiled areas.

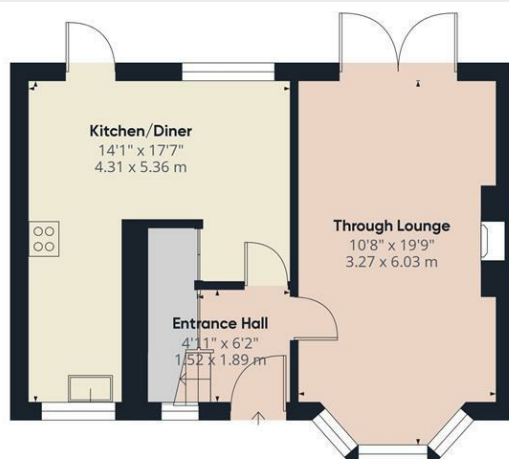
Outside

To the front is an off road parking facility on a block paved driveway. To the rear is a good sized enclosed garden with porcelain patio, lawn and raised decking areas.

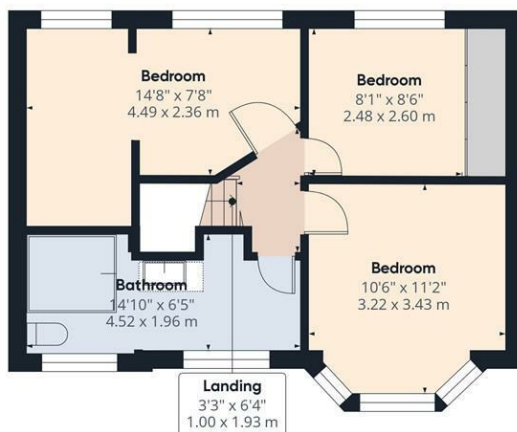


PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



Ground Floor



Floor 1

Approximate total area⁽¹⁾
876.4 ft²
81.42 m²

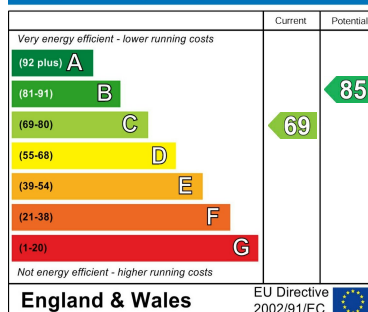
(1) Excluding balconies and terraces

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



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT