



Bosdin Road East
Flixton
M41 6PD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

26 Bosdin Road East
Flixton
Trafford
M41 6PD



Offers In The Region Of
£340,000

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION WITHIN EASY REACH OF LOCAL AMENITIES, TRANSPORT LINKS AND LOCAL SCHOOLS Recently redecorated and recarpeted throughout but offering a purchaser opportunity to personalise to their own requirements. Approx 845 sq ft. Through Lounge/Dining Room. Well appointed wet room. Excellent off road parking facilities to the front plus useful storage garage. (See Agent's note) Potential to extend subject to any necessary consents required. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Wall light points. Meter cupboards. Useful understairs storage off where the 'Worcester' combination gas central heating boiler is located. Radiator.

Lounge

With a double glazed bay window to the front elevation. Radiator. Open to:

Dining Area

With double glazed patio doors leading out to the rear garden. Radiator. Fitted storage/shelving.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Tiled areas. Double glazed window to the side elevation and exit door to the rear. Plumbing for a washer. Space for appliances.

TO THE FIRST FLOOR

Landing

With a window to the side on the stairs. Wall light point.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

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

Wet Room

Fully tiled with mixer shower, low level WC and pedestal wash hand basin. Double glazed window to the rear. Loft access point. Radiator. Spotlighting.

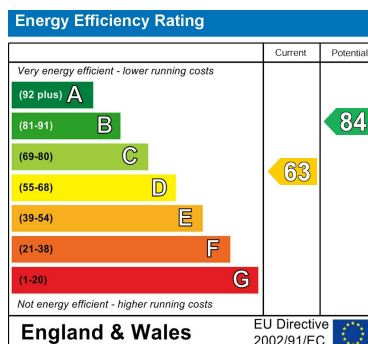
Outside

To the front the property is well set back from the road with excellent off road parking facilities along with a lawned area. To the rear the garden there is paved and lawned areas. Storage garage with an up and over door with power and light laid on.

Agent's Note

We are informed by the vendors that the neighbour at number 28 is agreeable to a dividing fence to separate driveway.





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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