



Southgate
Flixton
M41 9EQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

51 Southgate

Flixton

M41 9EQ



£350,000

OCCUPYING A POPULAR AND HIGHLY REGARDED LOCATION JUST A SHORT STROLL FROM URMSTON MEADOWS

A conveniently situated two bedroom semi-detached property. Delightful, good sized rear garden that offers a good degree of privacy. Gas central heating system-combination boiler. Could be reconfigured to provide three bedrooms if required. Offering undoubted potential for Improvement/extension (subject to any necessary planning consents) to those buyers looking to put their own stamp on a property. Good off-road parking facilities plus large attached garage. Bright through lounge/dining room plus kitchen. Bathroom/WC. Freehold. No ongoing vendor chain. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Window adjacent to the entrance door.

Through Lounge

With windows to both the front and rear elevations along with radiators to each end of the room. A fitted gas fire is set with a feature fireplace. Serving hatch to :

Kitchen

With a single drainer stainless steel sink unit with mixer tap, cupboard space and working surfaces. Radiator, window to the rear and a gas point for a cooker. Door to :

Garage

Built on the side of the property with a radiator, double doors to the front and door and window to the rear. There's currently a range of cupboard units and working surfaces for storage. The "Worcester" combination gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing

With a window to the side and a loft access point.

Bedroom (1)

With radiators and windows to each end of the room.

Bedroom (2)

With a radiator and a window to the rear.

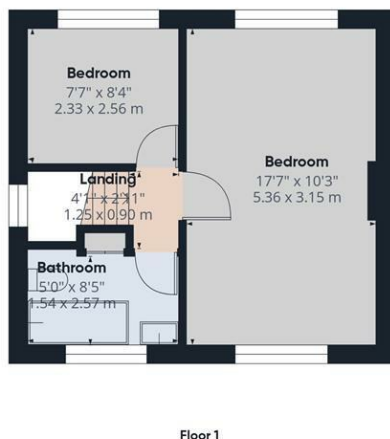
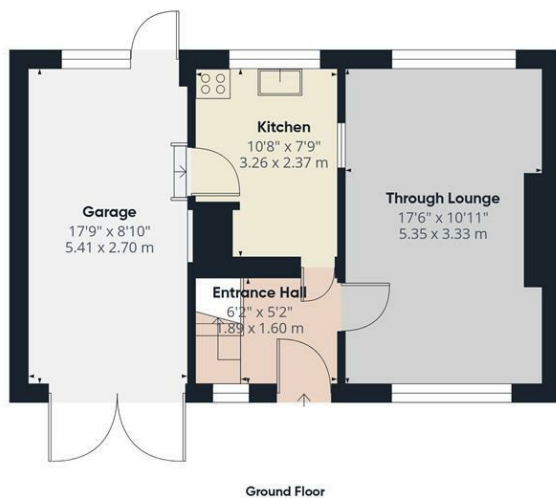
Bathroom

With a three-piece coloured suite comprising panelled bath, pedestal wash hand basin and low-level WC. Radiator, window to the front and tiled areas. Useful storage cupboards.

Outside

To the front of the property is a lawned garden and a paved driveway for off-road parking that also gives access to an attached brick garage. To the rear is a delightful, enclosed garden with lawn and stocked borders that provide a good degree of privacy. There's a patio area to the rear of the house and a storage shed.





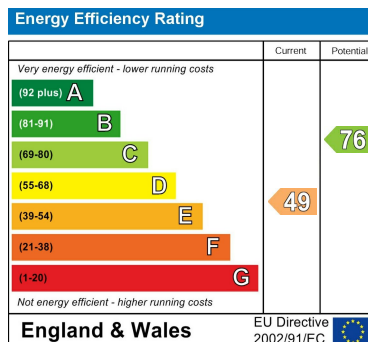
Approximate total area⁽¹⁾
804 ft²
74.7 m²

(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.

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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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