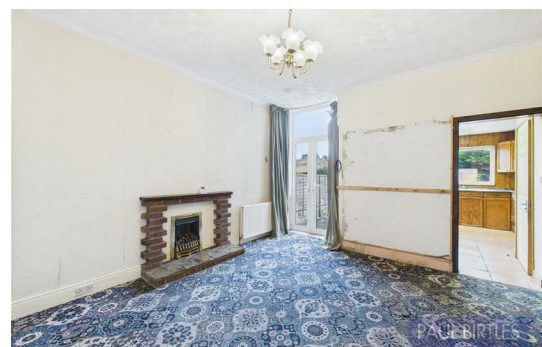




The Crescent
Flixton
M41 5QR

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53 The Crescent
Flixton
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M41 5QR



3



1



2



Offers Over £350,000

NO ONGOING VENDOR CHAIN A freehold three double bedroom older style semi-detached property situated in a popular and sought after location locally. One of a pair of larger style semi-detached properties on the road. Approx 1018 sq ft. Two separate reception rooms plus kitchen. Downstairs WC. Requiring a comprehensive schedule of modernisation and improvement throughout, offering a potential purchaser scope to personalise and update a spacious property to their own requirements. Enclosed rear garden with decking and patio areas. Off road parking potential to the front subject to any necessary consents required. Ideally positioned for local amenities, transport links and within easy reach of well regarded primary and secondary school options. Must be viewed to appreciate the potential. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed bay window to the the front elevation. Radiator. Wall light points. Exposed brick chimney breast with multi-fuel burner inset within a feature recess in the chimney breast.

Dining Room

With a double glazed patio door leading out to the rear decking and garden beyond. Two radiators. Wall light point. Coal effect gas fire set within a feature fireplace. Spacious under stairs storage area off.

Kitchen

With a range of fitted base and wall cupboard units and working surfaces incorporating a double drainer stainless steel sink unit. Wall mounted Ideal combination gas central heating boiler. Double glazed windows to the rear and side elevations and exit door to the side. Tiled flooring wood panelled decor. Radiator. Plumbing for a washer. Freestanding cooker. Door off to:

Downstairs WC

With a low level WC and corner wash hand basin.

TO THE FIRST FLOOR

Landing

With a radiator and loft access point.

Bedroom (1)

With two double glazed windows the front. Radiator. Ceiling fan.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

With a suite comprising panelled bath, pedestal wash hand basin and low-level WC. Walk-in shower enclosure. Extractor fan. Spotighting. Ladder radiator. Tiled walls. Double glazed window to the side elevation.

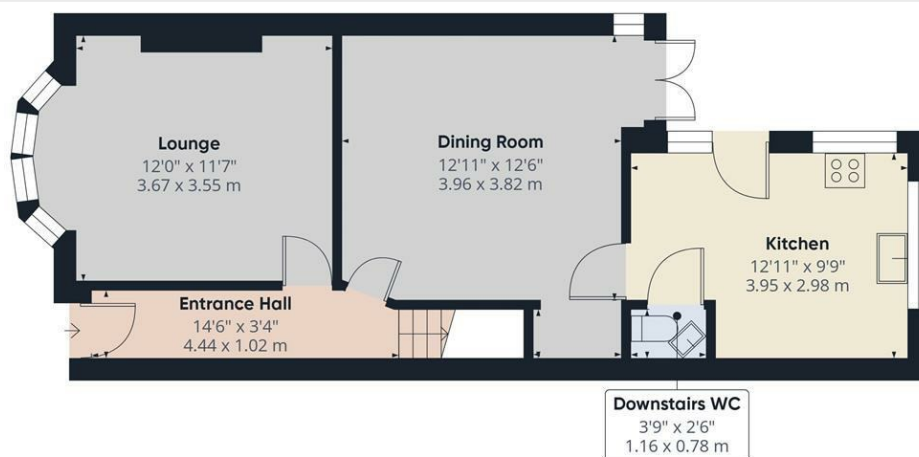
Outside

To the front is a forecourt area offering off-road parking potential subject to any necessary consents required. To the rear is an enclosed garden with decking and paved patio area.

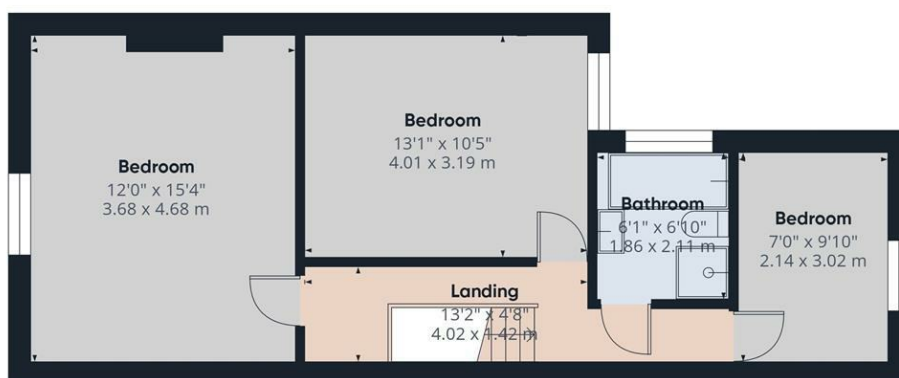


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1018 ft²
94.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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