



Delamere Road

Flixton

M41 5GL

£600,000



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

## DIRECTIONS

## CONTACT

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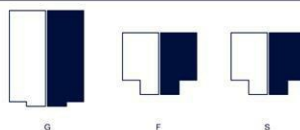
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### HOUSE 1

143 sqm / 1540 sqft  
Four bedroom house

Kitchen/Dining Area	8.20m x 3.89m / 26' 11" x 12' 9"
Living	4.90m x 4.70m / 16' 2" x 15' 5"
Bedroom 1	8.40m x 2.87m / 27' 7" x 9' 5"
Bedroom 2	3.9 x 2.89m / 12' 10" x 9' 6"
Bedroom 3	4.0 x 2.89m / 13' 1" x 9' 6"
Bedroom 4	2.88 x 2.57m / 9' 5" x 8' 5"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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