



Woodsend Road
 Flixton
 M41 8QZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

98 Woodsend Road
Flixton
Trafford
M41 8QZ



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Offers Over £230,000

NO ONGOING VENDOR CHAIN A three double bedroom terraced property. Requiring modernisation and improvement but providing a prospective purchaser with an opportunity to renovate to their own requirements. Approx 932 sq ft. Lounge/Dining room plus large kitchen. Excellent off road parking facilities. Situated in a most convenient location with local shops adjacent, transport links close at hand and local primary and secondary school options nearby. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

Stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed bay window to the front elevation. Gas fire inset within a feature surround. Open to:

Dining Room

With a double glazed window to the rear. Radiator. Understairs storage off.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed window to the rear and side elevations. Double glazed exit door to the side elevation. Radiator. Wall mounted 'Worcester' combination gas central heating boiler. Plumbing for a washer. Space for appliances and cooker.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With two double glazed windows. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator. Built in storage.

Bedroom (3)

With a double glazed window to the rear. Radiator.

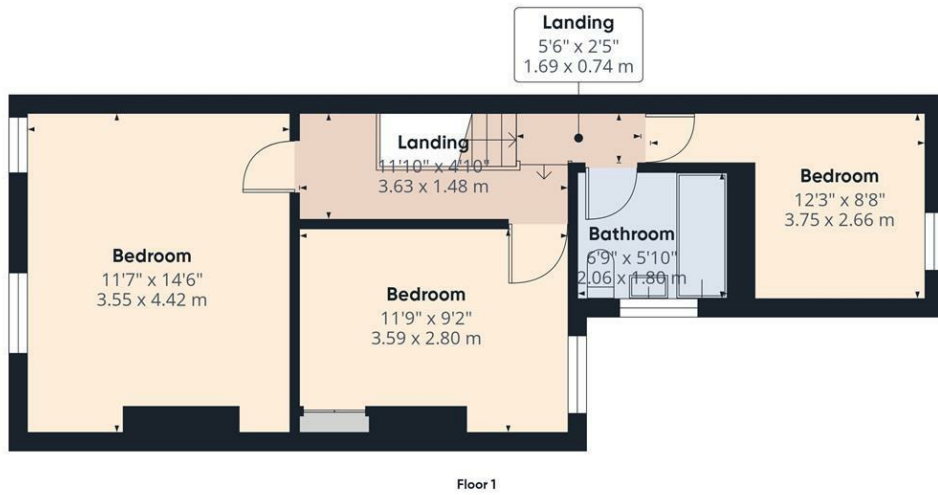
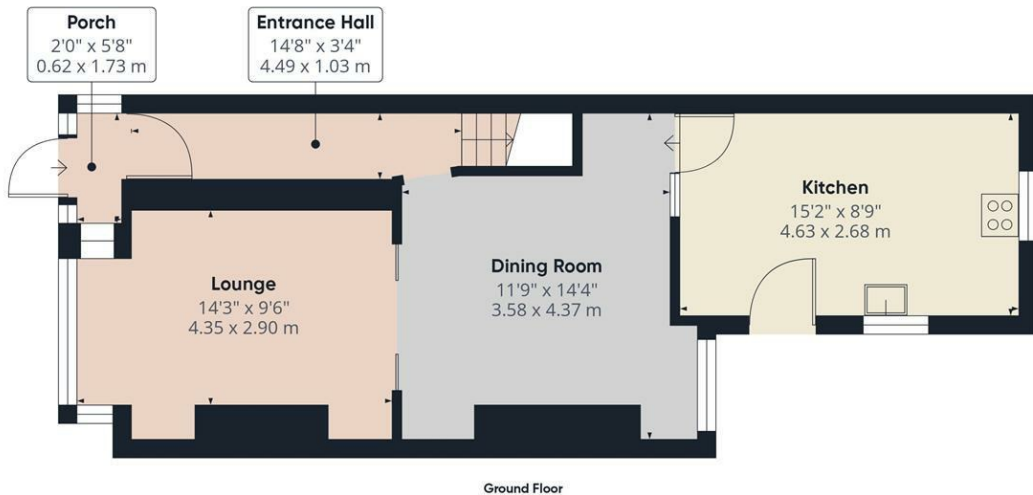
Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Radiator. Double glazed window to the side.

Outside

Excellent off road parking facilities to the front. To the rear is an enclosed garden that requires improvement.





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Approximate total area⁽¹⁾
932 ft²
86.5 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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