



Moorside Road
Flixton
M41 5PA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

337 Moorside Road
Flixton
Trafford
M41 5PA



3



1



2



F

£400,000

A THREE BEDROOM DETACHED PROPERTY REQUIRING A COMPREHENSIVE SCHEME OF MODERNISATION AND IMPROVEMENT

Spacious accommodation of approx 1279 sq ft. Two separate reception rooms with Inglenooks, morning room plus kitchen. Three well proportioned bedrooms. Offering great potential. Situated within easy reach of local amenities, transport links, shops and well regarded primary and secondary school options. Enclosed rear garden with a southerly aspect. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off the first floor rooms. Radiator. Exposed floorboards. Glass feature balustrade with leaded lights and stained glass inserts.

Lounge

With a bay window to the front elevation. Radiator. Inglenook with two windows with leaded lights and stain glass inserts. Wall fitted gas heater. Further electric fire inset within the chimney breast. Beam effect to ceiling. Exposed floorboards.

Dining Room

With a double glazed bay window to the rear elevation. 'Inglenook' with two windows to the side elevation with leaded lights and stained glass inserts. Wall light points. Radiator. Electric fire. Exposed floorboards.

Morning Room

With a radiator. Windows to the side elevation. Built in storage. Under stairs storage off. Feature recess inset within the chimney breast.

Kitchen

With windows to the side and rear elevations and exit doors off to the lean-to. Radiator. Tiled areas. Range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit.

Lean-To

With exit door to the side elevation and where the oil fired heating boiler and tank are located.

TO THE FIRST FLOOR

Landing

With a window to the side on the stairs with leaded lights and stained glass inserts. Feature glass balustrade. Fitted storage.

Bedroom (1)

With a bay window to the the front elevation. Radiator. Wall light point.

Bedroom (2)

With a double glazed bay window to the rear elevation. Radiator. Exposed floorboards. Wall light point.

Bedroom (3)

With a window to the front elevation. Radiator.

Bathroom

With a pedestal wash hand basin and panelled bath. Radiator. Double glazed window to the rear.

Separate WC

With a window to the rear elevation. Low level WC.

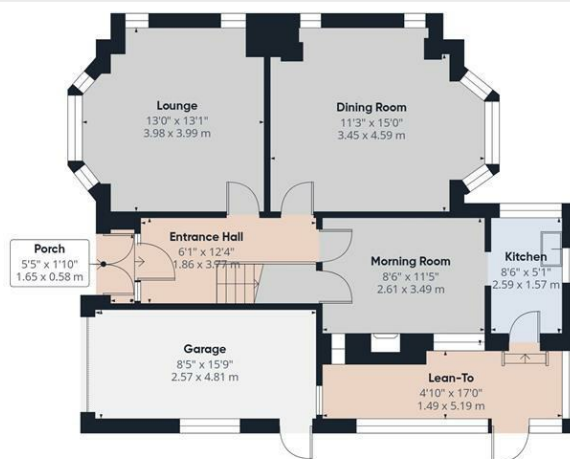
Outside

To the front of the property is an off road parking facility. To the rear is an enclosed garden.

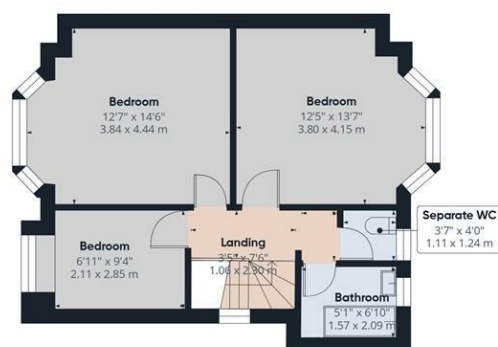
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/12/1930 subject to an annual ground rent of £5 per annum.





Ground Floor



Floor 1

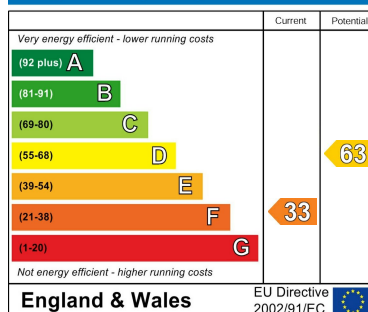
Approximate total area⁽¹⁾
1279 ft²
118.8 m²

(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



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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT