







Woodsend Road South

Flixton

M41 6QB

PAUL BIRTLES

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45 Woodsend Road South
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Trafford
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Offers Over £280,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property situated in a popular and convenient location. Requiring modernisation and improvement but offering great potential to those purchasers looking to put their own stamp on a property. Approx 885 sq ft. Adjacent to St Monica's Primary School. Within easy reach of local amenities, shops and transport links. Two separate reception rooms. Three well proportioned bedrooms. Enclosed rear garden with an easterly aspect. Good off road parking to the front. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator. Open understairs storage area with an exit door to the side elevation.

Dining Room
With a double glazed bay window to the front elevation. Radiator. Feature fireplace with electric fire. Built-in shelving and storage to alcove.

Rear Sitting Room
With a double glazed sliding door with adjacent side windows into a rear bay with access to the rear garden. Feature fireplace. Radiator.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Wall mounted 'Ideal' combination gas central heating boiler. Windows to the rear and side elevations. Plumbing for a washer. Freestanding electric cooker and hob.

TO THE FIRST FLOOR

Landing
With a window to the side elevation. Loft access point.

Bedroom (1)
With a double glazed bay window to the front elevation.

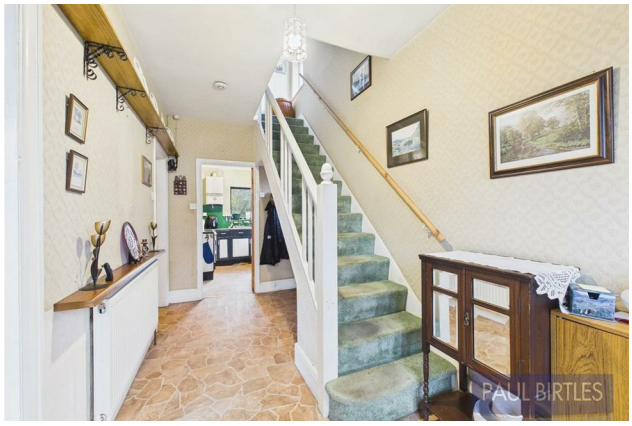
Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the front elevation. Radiator.

Bathroom
With a three piece suite comprising pannelled bath, pedestal wash hand basin and low-level WC. Double glazed window to the rear. Triton electric shower installed over the bath with with a curtain fitted. Tiled areas. Storage/linen cupboard.

Outside
To the front is an off road parking facility with excellent potential to enlarge subject to any necessary consents required. To the rear is an enclosed garden with pond, artificial grass and decorative stone areas.


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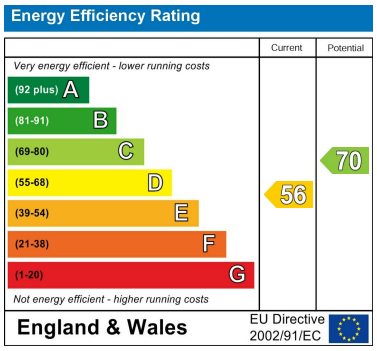

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