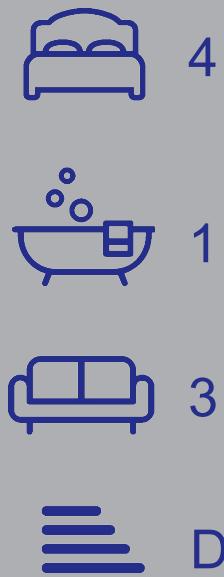




**Moorside Road**  
Flixton  
M41 8TN

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

404 Moorside Road  
Flixton  
Trafford  
M41 8TN



£425,000

\*NO ONGOING VENDOR CHAIN\* An extended four bedroom semi-detached property. Offering excellent family accommodation of approx 1246 sq ft plus detached garage. Scope for buyers to update and personalise to their own requirements. Two separate reception rooms plus conservatory and kitchen/diner. Useful downstairs WC. Excellent off road parking facilities and good sized enclosed rear garden. Situated in a most convenient location within easy reach of local amenities, shops, transport links and with well regarded primary and secondary school options. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms.

### Downstairs WC

With a low level WC and wall hung wash hand basin with tiled splashback. Double glazed window to the side elevation. Spotlighting. Cupboard off under stairs cupboard off where the Viessman combination gas central heating boiler is located.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Coal effect gas fire set within a feature fireplace with tiled hearth.

### Sitting/Dining Room

With two radiators and three double glazed windows to the side elevation. Door off to the kitchen. Double glazed timber doors with adjacent side window windows lead into:

### Conservatory

Built on at the rear of part brick construction with double glazed units all round an exit door to the patio and garden beyond. Tiled flooring. Radiator.

### Breakfast Kitchen

With a range of base and wall cupboards units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Plumbing for a washer. Tiled splashback. Beko gas hob with Neff extractor canopy above. Built-in oven and grill. Space for appliances. Spotlighting. Double glazed window to the rear and double glazed exit door out to the rear patio.

## TO THE FIRST FLOOR

### Landing

With loft access point. Double glazed window to the side on the stairs.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Decorative fireplace.

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Bedroom (4)

Double glazed windows to the side elevation. Radiator.

### Bathroom

With a tile panelled bath and vanity wash hand basin. Spotlighting. Fully tiled. Shower attachment over the bath. Separate walk in shower enclosure. Chrome ladder radiator. Double glazed window to the side elevation. Spotlighting.

### Separate WC

With a low-level WC. Tiled. Double glazed window to the front elevation.

### Outside

To the front of the property is a gated off road parking facility. To the side is an access gate leading to a DETACHED BRICK GARAGE with power and light laid on and with an up and over door. To the rear is an enclosed garden with lawn and patio areas.

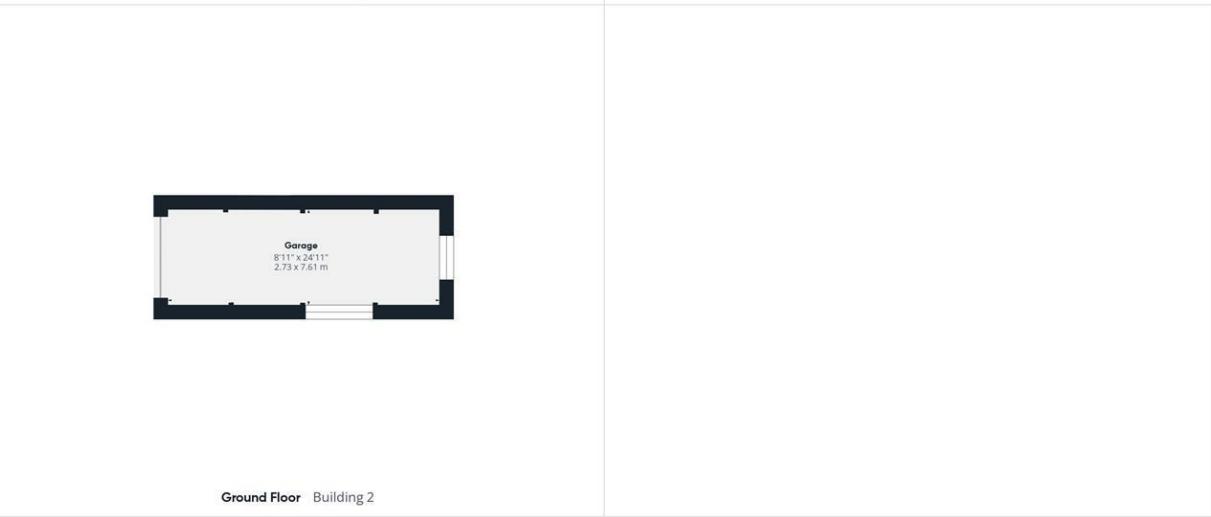
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 31/10/1927, subject to an annual ground rent of £5.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>1470 ft<sup>2</sup>136.4 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>1.6 m<sup>2</sup>

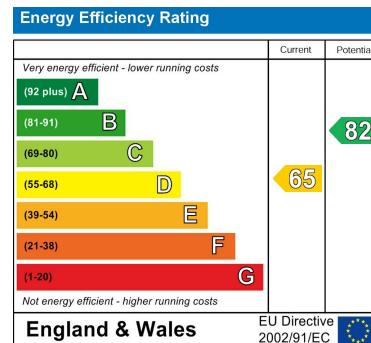
Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



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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