



**Woodsend Road South**  
Flixton  
M41 6QB

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



45 Woodsend Road  
South  
Flixton  
Trafford  
M41 6QB



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1



2



£325,000

**\*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 downstairs 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)

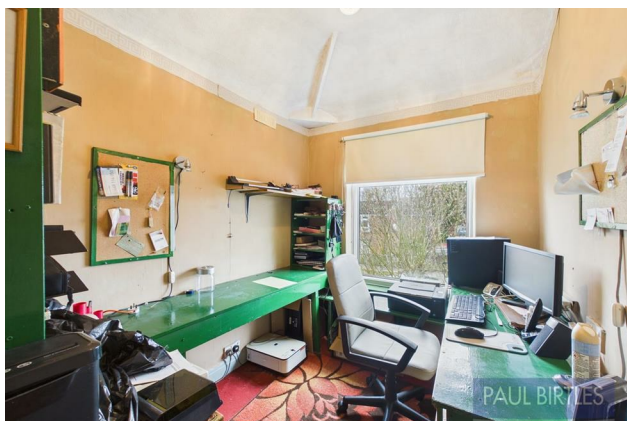
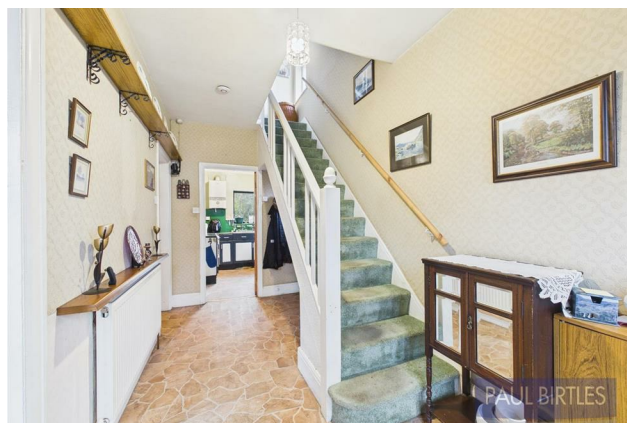
With a double glazed window to the front elevation. Radiator.

### 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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Approximate total area<sup>(1)</sup>

885 ft<sup>2</sup>  
82.2 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

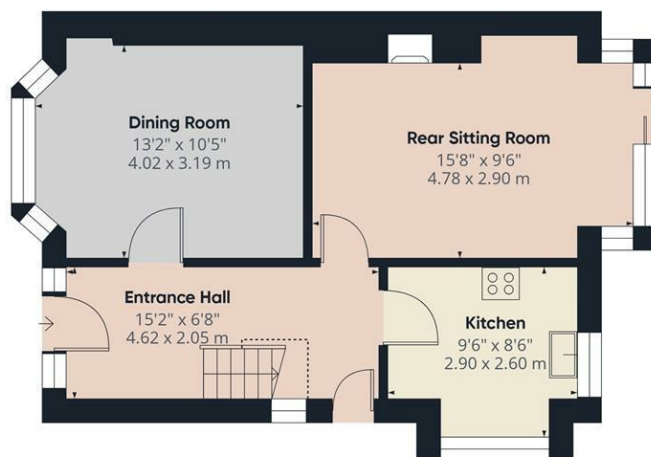
(1) Excluding balconies and terraces

Reduced headroom

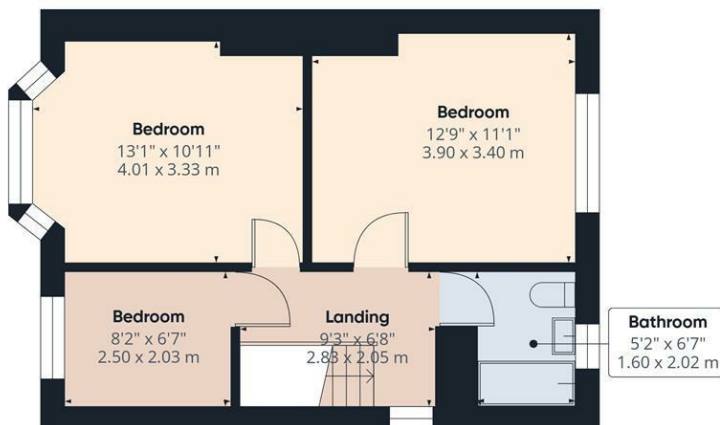
Below 5 ft/1.5 m

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

GIRAFFE360



Ground Floor



Floor 1



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		
<b>England &amp; Wales</b>	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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