Rothiemay Road

Flixton

M41 6LL

PAUL BIRTLES

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21 Rothiemay Road
Flixton
Trafford
M41 6LL

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Offers Over £325,000

NO ONGOING VENDOR CHAIN A much cared for three bedroom semi-detached property situated in a most convenient location. Through lounge/dining room plus kitchen. Fitted wardrobes to two bedrooms. Ideal for first time buyers or downsizers. Approx 740 sq ft. Delightful enclosed rear garden with a southerly aspect. Brick built storage/workshop offering excellent outside storage with scope to convert/upgrade (subject to any necessary consents required). Well positioned for local amenities, shops, proximity to Flixton Train Station and access to transport links. Freehold subject to £5 per annum rentcharge. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator. Built in meter cupboard.

Through Lounge/Dining Room
With double glazed windows to each end of the room. Two radiators. Wall light points. Gas fire with marble hearth.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit. Tiled areas. Double glazed window to the rear and exit door to the side. Plumbing for a washer. Freestanding cooker in situ. Wall mounted 'Vailliant' combination ga central heating boiler. Radiator.

TO THE FIRST FLOOR

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

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

Bedroom (2)
With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)
With a double glazed window to the rear. Range of fitted wardrobes.

Bathroom
With a suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled arears. Double glazed window to the front. Radiator.

Outside
To the front is a lawned garden area and off road parking facility with wrought iron gates. To the rear is a fully enclosed garden with lawn and paved patio areas with well stocked borders. Detached brick built workshop/storage offering potential for upgrade. (Subject to any planning consents required).

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Ground Floor Building 1

Floor 1 Building 1

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Approximate total area(1)
740 ft²
68.7 m²

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.

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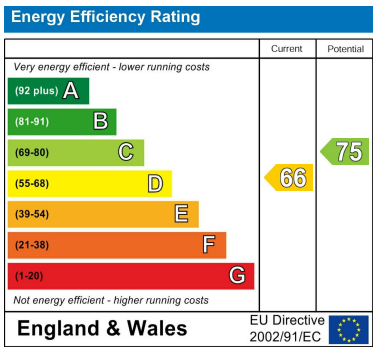

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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