







Redesmere Park

Flixton

M41 9EP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

72 Redesmere Park
Flixton
Trafford
M41 9EP


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£365,000

OPEN REAR ASPECT An much cared for extended three bedroom semi-detached property. Lounge plus open plan kitchen/diner to the ground floor. Three bedrooms and bathroom at first floor level. Accommodation of approx 962 sq ft suitable for a variety of purchasers. Off road parking to the front leading to an attached brick garage offering scope for conversion (subject to any necessary consents required). Enclosed rear garden with a southerly aspect and outlook over River Mersey. Situated in a popular and sought after location close to Urmston Meadows and within easy reach of local shops, amenities and Chassen Road Train Station. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator.

Lounge
With a double glazed bay window to the front elevation. Radiator. Coal effect electric fire set within a feature surround. Door off to:

Open plan Kitchen/Diner
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Built in gas hob and oven with extractor canopy. Plumbing for a washer. Wall mounted 'Worcester' combination gas central heating boiler. Two radiators. Double glazed window to the rear and double glazed sliding doors out to the rear garden. Spotlighting. Tiled splash backs.

TO THE FIRST FLOOR

Landing
With a loft access point.

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

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

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

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator. Double glazed window to the rear. Tiled areas. Electric shower over the bath with a rail and curtain fitted.

Outside
To the front of the property is an off road parking facility leading to an attached garage with an up and over door. The garage offers potential for conversion (Subject to any necessary consents required).

The rear garden is fully enclosed with lawn and paved patio areas. The rear has an open aspect towards the River Mersey with a southerly aspect.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 29/09/1950.


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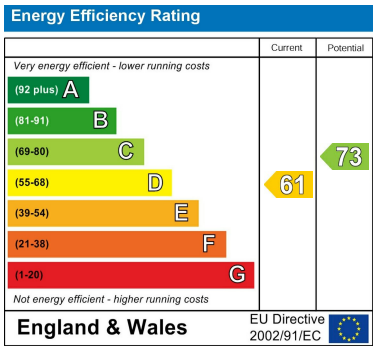

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