



PAUL BIRTLES

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Redesmere Park
Flixton
M41 9EP

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£365,000

SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION CLOSE TO URMSTON MEADOWS A three bedroom extended semi detached property providing well presented accommodation of approx 1025 sq ft. Occupying a generous plot with excellent off road parking facilities and pleasant enclosed gardens. Large through lounge/dining area, breakfast kitchen plus a useful ground floor bedroom/study suitable for a variety of uses. Well appointed shower room/WC. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Through Lounge/Dining Room

With a UPVC double glazed bay window to the front elevation. Radiator. Coal effect gas fire set within a feature surround with marble hearth. Large under stairs storage area off. Door off to:

Breakfast Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating one and a half bowl stainless steel sink units with mixer tap. Tiled areas. Two double glazed windows to the rear. Stoves freestanding cooker in situ with extractor above. Radiator. Plumbing for a washer. Exit door to the rear garden. Door off to:

Ground Floor Bedroom/Study

Suitable for a variety of uses but utilised primarily as a ground floor guest bedroom. Double glazed window to rear. Radiator. Beamed effect to ceiling. Could easily be utilised as a study/home office/play room etc.

Garage

With an up and over door and double glazed window to the side. Power and light laid on.

TO THE FIRST FLOOR

Landing

With the linen/airing cupboard. Loft access point.

Bedroom (1)

With a UPVC Double glazed window to the front elevation. Radiator. Wall light points.

Bedroom (2)

With a timber double glazed window to the rear. Radiator.

Bedroom (3)

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

Shower Room/WC

With a walk-in shower enclosure, low-level WC and vanity wash hand basin with storage below. Tile panelled walls. Timber double glazed window to the rear. Triton electric shower. Chrome ladder radiator.

Outside

To the front is a gated off road parking facility with wrought iron gates and separate pedestrian access gate.

To the rear is an enclosed garden with well stocked borders, lawn and patio areas and with a mature pear tree.

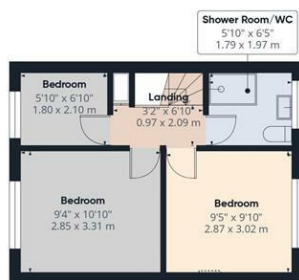
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 29/09/1950, subject to an annual ground rent of £6.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1025 ft²
95.2 m²

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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