



Moorside Road
Flixton
M41 5SJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

211 Moorside Road
Flixton
Trafford
M41 5SJ



£325,000

A DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM VICTORIAN MID TERRACED PROPERTY WITH SOUTH FACING REAR COURTYARD, GARDEN AREA, OFF ROAD PARKING AND DETACHED GARAGE
Accommodation of approx 1056 sq ft.
Lounge/dining room leading to a kitchen beyond which there is a ground floor shower room/WC. Two spacious bedrooms and bathroom at first floor level. Suitable for a variety of purchasers. Well presented accommodation but offering scope for purchasers to personalise to their own requirements. Situated in a most convenient location, opposite Trafford General Hospital and within easy reach of shops, transport links and well regarded local primary and secondary school options. Freehold, Must be viewed to be appreciated. Virtual Tour Available. No ongoing vendor chain.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Door off to:

Dining Room

With a double glazed window to the front elevation. Radiator. A coal effect gas fire is set within a feature fireplace with surround. Folding doors open to:

Lounge

With a wall mounted Baxi Bermuda SP3 back boiler. Useful under stairs storage area with sliding door. Double glazed window to the rear.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit. Space for a freestanding cooker, fridge/freezer and plumbing for a washer. Tiled splash backs. Double glazed window to window and exit door to the side elevation. Folding doors lead into:

Ground floor Shower room/WC

With a shower enclosure, wall hung corner wash and basin and tiled splashbacks. Ladder radiator. Double glazed window to the rear. Door off to the downstairs WC which has a low-level WC, double glazed window to the side and tiled areas.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator with a decorative cover and a further radiator. Range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the rear. Radiator with a decorative cover. Range of fitted wardrobes.

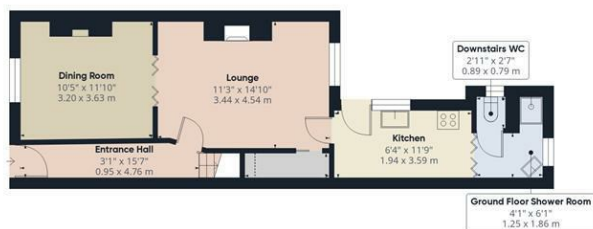
Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Ladder radiator. Tiled areas. Double glazed window to the side elevation. Shower attachment over the bath with an anti splash screen fitted.

Outside

To the front of the property is an enclosed forecourt. To the rear is an enclosed courtyard beyond which there is an off road parking facility, large detached concrete sectional garage with an up and over door with power and light laid on. Beyond the garage is a garden area with paved patio and decorative stone.





Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1056 ft²
 98.2 m²

Reduced headroom

2 ft²
 0.2 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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
 Urmston
 Trafford
 M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



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