



Moorside Road
Flixton
M41 5RX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

309 Moorside Road
Flixton
Trafford
M41 5RX



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£290,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property situated in a popular and convenient location. Requiring modernisation and improvement. Scope for buyers to personalise to their own requirements. Ideal first time purchase or buy-to-let investment. Three good sized bedrooms with fitted wardrobes. With a frontal aspect towards Davyhulme Park Golf Course. Off-road parking to the rear. Through lounge/dining area. Gas central heating system and double glazed windows. Virtual tour available. Approximately 902 square feet.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part construction with double glazed windows all round.

Lounge

With a double glazed picture windows to the front elevation. Radiator. Feature fireplace with gas fitted fire. (Fire not currently in working order.) Open to:

Dining Area

With a radiator and stairs off to the first floor rooms. Useful under stairs storage cupboard off.

Kitchen

With a double glazed window and exit door to the rear. Range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Radiator. Space for fridge freezer. Electric hob with extractor canopy above. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a loft access point. Storage/airing cupboard off where the Worcester combination gas central heating boiler is located.

Bedroom (1)

With a double glazed window to the rear. Radiator. Range fitted wardrobes and dressing table facility.

Bedroom (2)

With a double glazed window to the front. Radiator. Range fitted wardrobes with sliding doors.

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

Bathroom

With a suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed windows to the side. Radiator. Electric shower installed over the bath with rail and curtain fitted.

Outside

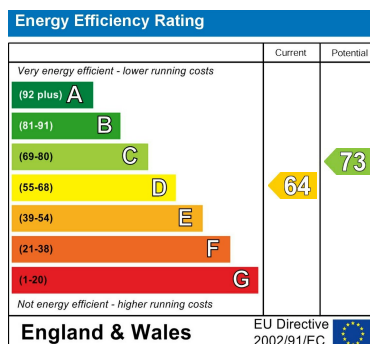
To the front is an enclosed garden with an aspect towards Davyhulme Park Golf Course.

To the rear is a paved garden with off road parking facility. There is a storage garage with an up and over door.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/10/1967 subject to an annual ground rent of £15.





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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