







The Crescent

Flixton

M41 5QR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

53 The Crescent
Flixton
Trafford
M41 5QR


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Offers Over £350,000

NO ONGOING VENDOR CHAIN A freehold three double bedroom older style semi-detached property situated in a popular and sought after location locally. One of a pair of larger style semi-detached properties on the road. Approx 1018 sq ft. Two separate reception rooms plus kitchen. Downstairs WC. Requiring a comprehensive schedule of modernisation and improvement throughout, offering a potential purchaser scope to personalise and update a spacious property to their own requirements. Enclosed rear garden with decking and patio areas. Off road parking potential to the front subject to any necessary consents required. Ideally positioned for local amenities, transport links and within easy reach of well regarded primary and secondary school options. Must be viewed to appreciate the potential. 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 the front elevation. Radiator. Wall light points. Exposed brick chimney breast with multi-fuel burner inset within a feature recess in the chimney breast.

Dining Room
With a double glazed patio door leading out to the rear decking and garden beyond. Two radiators. Wall light point. Coal effect gas fire set within a feature fireplace. Spacious under stairs storage area off.

Kitchen
With a range of fitted base and wall cupboard units and working surfaces incorporating a double drainer stainless steel sink unit. Wall mounted Ideal combination gas central heating boiler. Double glazed windows to the rear and side elevations and exit door to the side. Tiled flooring wood panelled decor. Radiator. Plumbing for a washer. Freestanding cooker. Door off to:

Downstairs WC
With a low level WC and corner wash hand basin.

TO THE FIRST FLOOR

Landing
With a radiator and loft access point.

Bedroom (1)
With two double glazed windows the front. Radiator. Ceiling fan.

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

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

Bathroom
With a suite comprising panelled bath, pedestal wash hand basin and low-level WC. Walk-in shower enclosure. Extractor fan. Spotlighting. Ladder radiator. Tiled walls. Double glazed window to the side elevation.

Outside
To the front is a forecourt area offering off-road parking potential subject to any necessary consents required. To the rear is an enclosed garden with decking and paved patio area.


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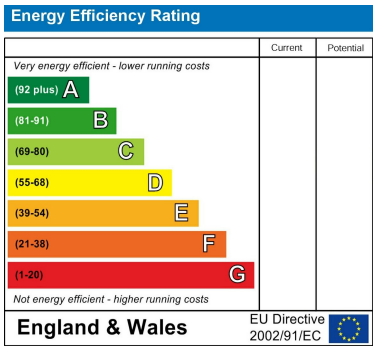

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