







Roslyn Avenue

Flixton

M41 6PY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

2 Roslyn Avenue
Flixton
Trafford
M41 6PY

3

1

2

D

£350,000

A WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Lounge plus conservatory. Ground floor extension providing enlarged kitchen and dining area with useful utility. Three well proportioned bedrooms. The property occupies a corner position with excellent off road parking facilities to the front for multiple vehicles. Enclosed rear garden. Situated in a popular location within walking distance of Flixton Train Station, local shops and within easy reach of local transport links. Freehold. Must be viewed to be appreciated. Virtual Tour Available. Approx 873 sq ft.

TO THE GROUND FLOOR
Porch

Porch
To:

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

Lounge
With a double glazed bay window to the front elevation. Laminate flooring. Two radiators. Feature recess within the chimney breast with tiled hearth. Spotlighting. Double doors with adjacent side windows lead into:

Conservatory
Built on at rear of the property of part brick construction with double glazed units all round and double doors out to the rear garden. Radiator.

Dining Area
With a double glazed window to the rear elevation. Radiator. Laminate flooring. Understairs storage off. Open to:

Kitchen
With an excellent range of base and wall cupboard units and a one and a half bowl inset sink unit with mixer tap. Spotlighting. Built in oven and electric hob with extractor canopy. Metro tiled splashbacks. Double glazed window to the front and exit door to the rear elevation. Open to:

Utility Room
With a working surface and plumbing for a washer and dryer. Double glazed window to the front elevation. Extractor fan.

TO THE FIRST FLOOR

Landing
To:

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

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

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

Bathroom
With a suite comprising timber panelled bath, low level WC and pedestal wash hand basin. Tiled areas. Double glazed window to the front. A 'Mira' electric shower is installed over the bath with a rail and curtain fitted. Radiator. Loft access point. Airing/linen cupboard off where the 'Ideal' combination gas central heating boiler is located.

Outside
To the front of the property are excellent off road parking facilities on a brick block paved driveway with artificial grass area and wrought iron gates. To the rear is an enclosed garden with raised composite decking and artificial grassed area.


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES

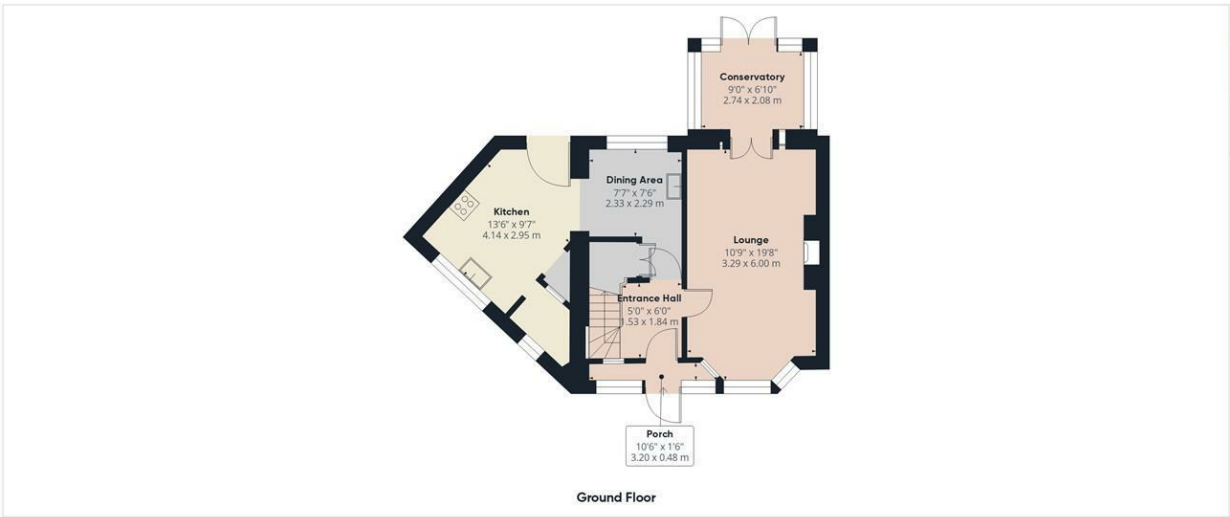

PAUL BIRTLES


PAUL BIRTLES

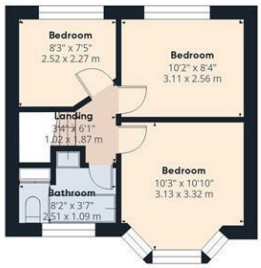

PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES



Ground Floor





Floor 1

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

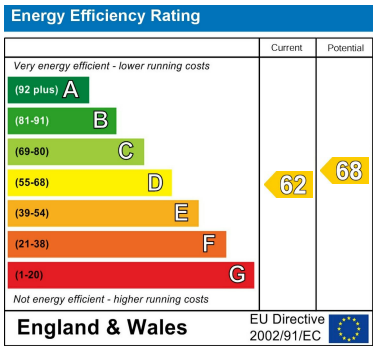
Approximate total area(1)

873 ft²
81.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT