



PAUL BIRTLES

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Redesmere Park
Flixton
M41 9EP

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24 Redesmere Park
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£355,000

***A WELL PRESENTED THREE
BEDROOM EXTENDED SEMI-
DETACHED PROPERTY***

Accommodation of approx 943 sq ft suitable for a variety of purchasers. Lounge/dining room and breakfast kitchen plus utility room. Well appointed bathroom. Good off road parking plus attached garage. Delightful enclosed rear garden. Situated in a popular and convenient location, adjacent to Urmston Meadows and within easy reach of Chassen Park and Train Station. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

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

Lounge

With a double glazed window to the front elevation. Radiator. Archway to:

Dining Room

With a double glazed window to the rear. Radiator. Understairs storage off.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl drainer sink unit. Built in oven/grill. Gas hob with extractor canopy. Tiled splashbacks. Plumbing for a dishwasher. Space for fridge/freezer. Laminate flooring. Radiator. Double glazed window to the rear elevation and door with adjacent window to the side elevation.

Utility Room

With working surface and plumbing for a washer and dryer. Wall mounted 'Worcester' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed window to the front. Radiator.

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a three piece white suite comprising tile panelled bath, pedestal wash hand basin and low level WC. A shower is installed over the bath with an anti-splash screen fitted. Tiled areas. Spotlighting and extractor fan. Chrome ladder radiator.

Outside

To the front elevation is an off road parking facility on a block paved driveway. There is an attached garage with an up and over door with power and light laid on. To the rear is an enclosed garden with lawned and patio areas.





Ground Floor



Floor 1

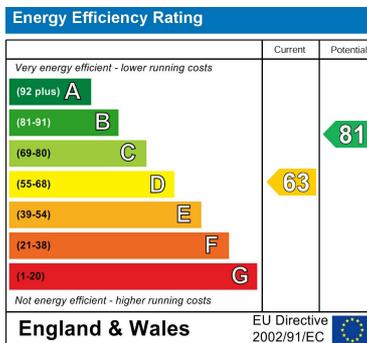


Approximate total area⁽¹⁾
943 ft²
87.5 m²

(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.

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