



Flixton Road
Urmston
M41 5BF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

127 Flixton Road
Urmston
Manchester
M41 5BF



TO THE GROUND FLOOR

Entrance Hall

With stairs leading off to the first floor rooms.

Lounge

With a window to the front, a radiator and a period style fireplace. Sliding doors to:

Dining Room

With a radiator and a double glazed window to the rear. Access to:

Inner Hall

With an understairs storage area off.

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Cooker point, two double glazed windows to the side and a sliding door to:

Rear Porch

With a double glazed window to the side. Opening to the UTILITY ROOM and access off to:

Downstairs WC

With a low level WC.

Utility Area

With a door to outside and a window to the rear.

TO THE FIRST FLOOR

Landing

With a window to the rear. Loft access off with a drop down ladder. The loft space is boarded for storage.

Bedroom (1)

With a radiator and a window to the front. Built in storage and space.

Bedroom (2)

With a double glazed window to the rear. Decorative fireplace.

Bedroom (3)

With a window to the front.

Shower Room/WC

With a walk-in shower, wash bowl and low level WC. Panelled walls.

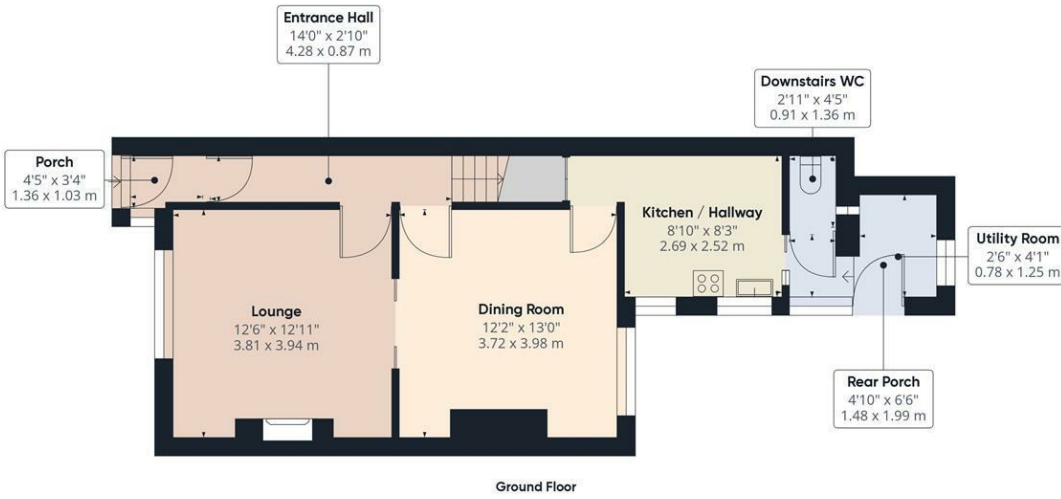
Outside

To the front of the property is an enclosed garden forecourt whilst, to the rear is an enclosed courtyard, with a rear access gate, beyond which is a further garden area that could be utilised as a parking facility, as neighbouring properties have done.

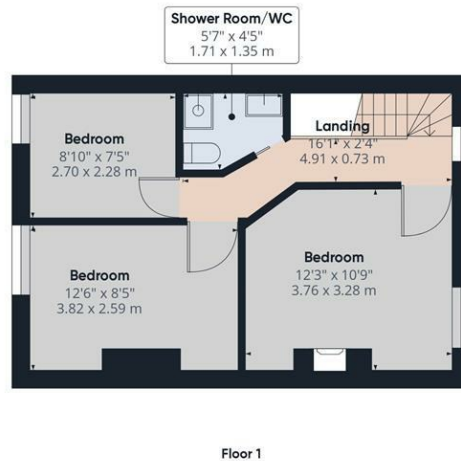
Offers Over £275,000

A SPACIOUS THREE BEDROOM MID-TERRACED PROPERTY Situated in a most convenient location within easy reach of the facilities available within Urmston Town Centre. Large through lounge/dining room. Kitchen, Utility Room and Downstairs WC. Shower Room/WC. Gas central heating and some double glazing. Garden forecourt, enclosed rear courtyard and potential off road parking facility. Freehold with a £3 per annum rent charge. No ongoing vendor chain. Southerly rear aspect. Excellent scope for those buyers looking to put their own stamp on a property. Must be viewed to be appreciated.





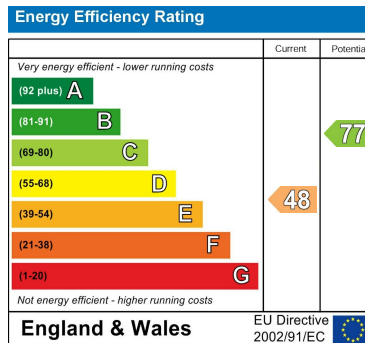
Approximate total area[®]
902.08 ft²
83.81 m²



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DIRECTIONS

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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