



PAUL BIRTLES
SALES • MANAGEMENT



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Rothiemay Road
Flixton
M41 6JY

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68 Rothiemay Road
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Manchester
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£370,000

AN INTER-WAR BUILT THREE BEDROOM SEMI-DETACHED PROPERTY THAT BENEFITS FROM A GROUND FLOOR SIDE EXTENSION WITH ASSOCIATED KNOCK THROUGHGS Situated in a most convenient location within easy reach of local amenities-adjacent to St Monica's RC Primary School. Two separate reception rooms plus open plan kitchen/dining room. Well appointed bathroom with shower. Gardens to the front and rear. Off road parking facility. Gas central heating system-combination boiler. Double glazed windows. Useful downstairs WC. Attractive wood flooring. Freehold, subject to a £5 per annum chief rent. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Recessed Porch

To:

Entrance Hall

With a radiator and stairs leading off to the first floor rooms with a DOWNSTAIRS WC below.

Sitting Room

With a radiator, a double glazed bay window to the front and a feature fireplace.

Lounge

With a radiator and a double glazed window to the rear. A tiled display recess is inset within the chimney breast.

Kitchen/Dining Room

With a sink with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. The 'Vaillant' combination gas central heating boiler is located here and there are tiled areas. Space for appliances with plumbing for a washer etc. Double glazed window to the front, two roof lights and double glazed sliding patio door out to the rear garden. Radiator and spotlighting right through. Tiled floor.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a fitted storage cupboard.

Bedroom (1)

With a radiator and a double glazed bay window to the front.

Bedroom (2)

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

Bedroom (3)

With a radiator and a double glazed window to the front.



Bathroom

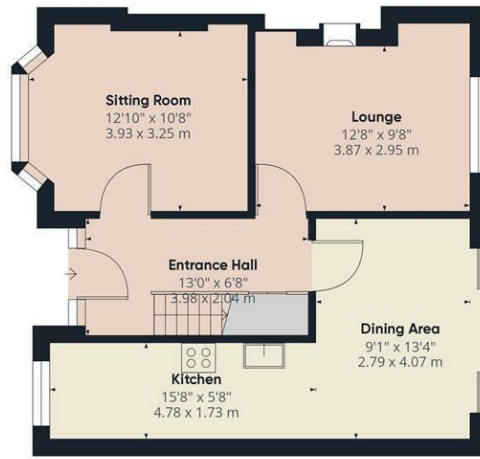
With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Tiled decor, double glazed window to the rear and a chrome ladder radiator. Extractor fan. Over the bath shower with a rail and curtain fitted.



Outside

To the front of the house is a garden area and an off road parking facility. To the rear is a pleasant, enclosed garden.





Ground Floor



Floor 1

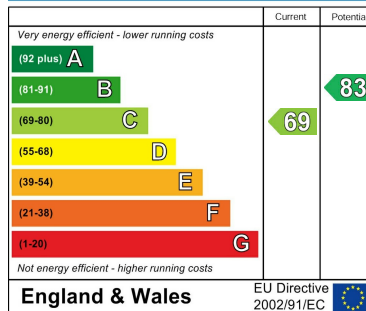
Approximate total area⁽¹⁾
1006.81 ft²
93.54 m²

(1) 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.

GIRAFFE360

Energy Efficiency Rating



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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