



Moss Croft Close
Flixton
M41 8TA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

18 Moss Croft Close

Flixton

M41 8TA



£350,000

A MUCH CARED FOR THREE BEDROOM DETACHED PROPERTY BUILT CIRCA 1973 Occupying a quiet cul-de-sac location directly off Moorside Road. Within easy reach of local shops and amenities. Two separate reception rooms, good sized kitchen. Well appointed bathroom. Off road parking facilities on an Indian stone driveway. Pleasant rear garden with detached storage garage. Freehold, subject to annual rentcharge of £20. Must be viewed to be appreciated. 950 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door to the front with adjacent window. Stairs off to the first floor rooms. Radiator. Door off to:

Downstairs WC

With a low level WC and corner wash hand basin with tiled splashbacks. Double glazed window to the side elevation.

Dining Room

With a double glazed window to the front. Radiator.

Lounge

With a double glazed picture window to the rear. Radiators to each end of the room.

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap. Oven, electric hob and extractor. Tiled areas. Appliances available to remain include washing machine, dryer and dishwasher. Cupboard off housing the Worcester combination gas central heating boiler. Double glazed windows to the side and rear. Double glazed exit door to the side. Radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Large storage cupboard off. Loft access point.

Bedroom (1)

With a double glazed window to the rear. Range of fitted wardrobes. Radiator.

Bedroom (2)

With a double glazed window to the front. Radiator.



Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Electric shower over the bath with an anti splash screen fitted. Double glazed window to the side. Chrome ladder radiator.



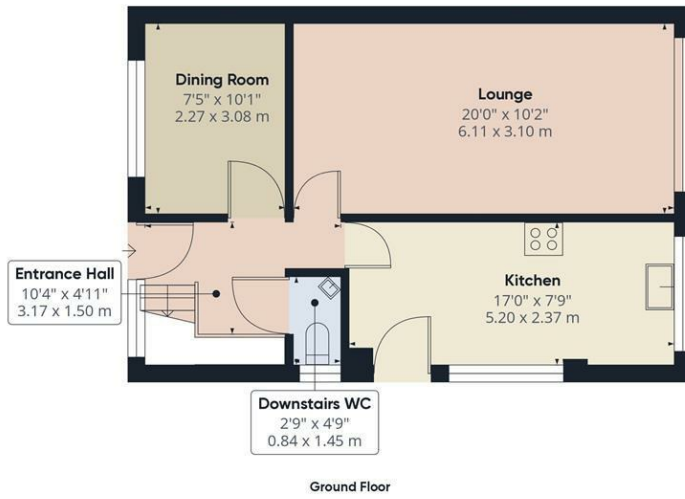
Outside

To the front of the property is an offer road parking facility on an Indian stone driveway. To the rear is a detached storage garage and garden with lawned and patio areas.

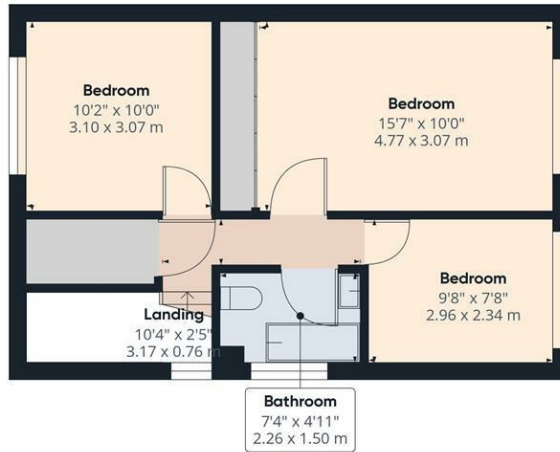
Additional Information

The tenure of the property is FREEHOLD.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
949.74 ft²
88.23 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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