



Rothiemay Road
Flixton
M41 6JY

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

52 Rothiemay Road
Flixton
Manchester
M41 6JY



£475,000

A 1930'S BUILT THREE DOUBLE BEDROOM DETACHED PROPERTY SITUATED IN A SOUGHT AFTER LOCATION WITHIN EASY REACH OF LOCAL SHOPS, FLIXTON STATION AND ST MONICA'S PRIMARY SCHOOL CLOSE BY Being sold for the first time in over 50 years. The property having been well cared for now requires a schedule of modernisation and improvement but offering great potential to those buyers looking to put their own stamp on a property. Scope to extend subject to any planning consents necessary. Offering excellent family accommodation (Approx 1341 sq ft). Two separate reception rooms plus 'L' shaped kitchen with dining area. Downstairs WC. Rear Lounge with an 'Inglenook'. Gas central heating system-combination boiler. Excellent sized bedrooms. Occupying an excellent sized plot with delightful gardens to the front and rear. Must be viewed to be No ongoing vendor chain. appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

A spacious entrance hall with radiator and stairs leading off to the first floor rooms. Feature window to the side elevation with leaded lights and stained glass inserts.

Sitting Room

With a double glazed bay window to the front. Radiator. Fireplace with surround. Picture rail.

Lounge

A spacious reception room with outlook over the garden. With a double glazed bay window to the rear. 'Inglenook' with two feature windows with leaded lights and stained glass inserts. Fitted gas fire within a feature fireplace. Beamed effect to ceiling. Radiator.

Kitchen/Dining Area

'L' shaped with a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Plumbing for a washer. Gas cooker in situ. Two double glazed windows to the rear and double glazed exit door to the rear garden. Radiator. Large understairs storage off. Door to:

Downstairs WC

With a low level WC, corner sink unit and double glazed window to the side.

TO THE FIRST FLOOR

Landing

With a feature window to the side with leaded lights and stained glass inserts.

Bedroom (1)

With a double glazed window to the rear. Radiator. Excellent range of fitted wardrobes with sliding doors.

Bedroom (2)

With a double glazed bay window to the front. Two radiators.



Bedroom (3)

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

Separate WC

With a low level WC. Double glazed window to the side. Tiled areas,

Shower Room

With a walk-in shower with mixer shower and pedestal wash hand basin. Radiator. Double glazed window to the side. Cylinder/airing cupboard off. Tiled areas.





Outside

To the front the property is well set back from the road with paved driveway and path. Attached garage with an up and over door. Within the garage, the combination gas central heating is located.

To the rear is a good sized enclosed rear garden with paved and lawned areas.



Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 21/06/1933. Ground rent of £6.



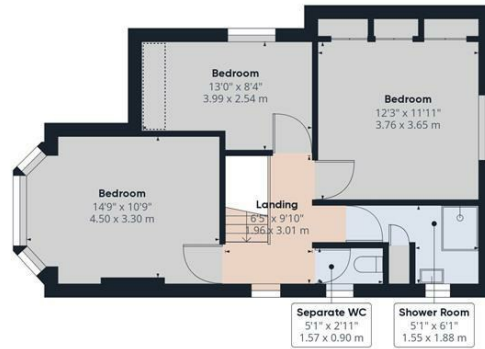


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Ground Floor



Floor 1

Approximate total area[®]

1340.78 ft²
124.56 m²

Reduced headroom

22.44 ft²
2.08 m²

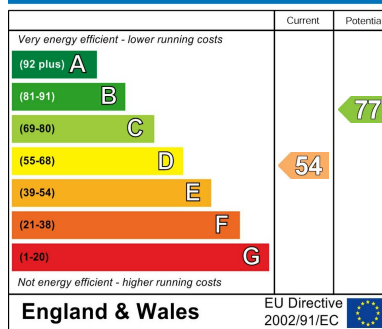
(1) Excluding balconies and terraces.

☒ Reduced headroom
(below 1.5m/4.92ft)

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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