



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES

Lambourn Road
Flixton
M41 8RR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

28 Lambourn Road
Flixton
Manchester
M41 8RR



£185,000

NO ONGOING VENDOR CHAIN A well presented and spacious two bedroom first floor flat. Benefitting from it's own entrance door, enclosed rear garden and allocated residents parking. Occupying a popular location, within easy reach of local amenities. Ideal first time purchase, buy-to-let investment or downsize. Good sized lounge/dining area. Fitted kitchen. Well appointed bathroom. Two well proportioned bedrooms. Useful utility/storage cupboard. Gas central heating system. Must be viewed to be appreciated. Virtual Tour Available.

Ground Floor Entrance Hall

With stairs off to the first floor.

Lounge

With a double glazed window to the front elevation. Storage cupboard off with plumbing for washing machine. Open to:

Dining Area

With a radiator. Open to:

Kitchen

With a range of wall and base cupboard units incorporating a gas hob, electric oven and a single drainer circular sink unit. Double glazed UPVC window to the side elevation. Space for appliance. Wall mounted gas central heated boiler.

Inner Hallway

With a cupboard off.

Bedroom (1)

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

Bedroom (2)

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

Bathroom/WC

With a white suite comprising panelled bath with Mira electric shower over the bath, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the side.

Outside

There is allocated parking for residents to the front. To the rear is an enclosed garden.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 30/10/1981. No service charge payable.



Ground Floor Entrance Hall
6'0" x 4'6"
1.85 x 1.39 m



Ground Floor

Approximate total area⁽¹⁾
588.02 ft²
54.63 m²



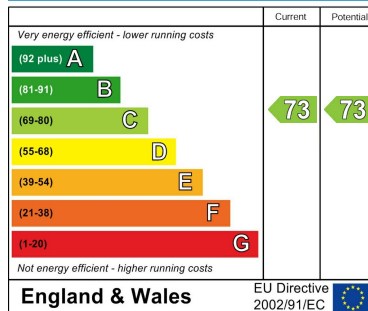
Floor 1

(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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

