



Moorside Road
Flixton
M41 8TL

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

384 Moorside Road
Flixton
Manchester
M41 8TL



Offers Over £325,000

A FULLY REFURBISHED TWO DOUBLE BEDROOM PERIOD COTTAGE Our clients have sympathetically refurbished the property to create a contemporary dwelling whilst retaining some period features.

Superb open plan kitchen/diner leading out to an extremely spacious rear garden. Well appointed bathroom with period style fittings and separate shower. Excellent off road parking facilities to the front on a newly laid block paved driveway. Gas central heating system-combination boiler. Occupying a pleasant location directly opposite Flixton Cricket Club. Easy access to local amenities, shops etc. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of brick construction, with feature entrance door, double glazed window to the side and contemporary tiled floor.

Lounge

With a double glazed window to the front. Radiator. Meter cupboards off. Feature recess inset with the chimney breast with wooden mantel.

Open Plan Kitchen/Dining Room

A superb open plan kitchen/dining room of generous proportions. Wood laminate flooring. Radiator. Stairs off to the first floor rooms. In the kitchen section is an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Rangemaster range cooker with extractor canopy with period style tiled splashback. Cupboard off housing the combination gas central heating boiler. Vertical radiator. Spot lighting. Two double glazed windows to the rear elevation, double glazed window to the side and stable door leads out to the rear patio and garden beyond.

TO THE FIRST FLOOR

Landing

With a feature exposed beam.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Feature recess with the chimney breast with wooden mantel and lighting. Exposed feature roof beams.

Bedroom (2)

With a double glazed window to the rear. Radiator. Pocket door. Spot lighting. Feature exposed roof beam.



Bathroom

With a suite comprising panelled bath with period style shower attachment, pedestal wash hand basin and low level WC. Separate walk-in shower enclosure with herringbone and metro tiling. Chrome ladder radiator. Spot lighting. Double glazed window to the rear. Exposed feature roof beam.



Outside

To the front of the property are excellent off road parking facilities on a newly laid block paved driveway.

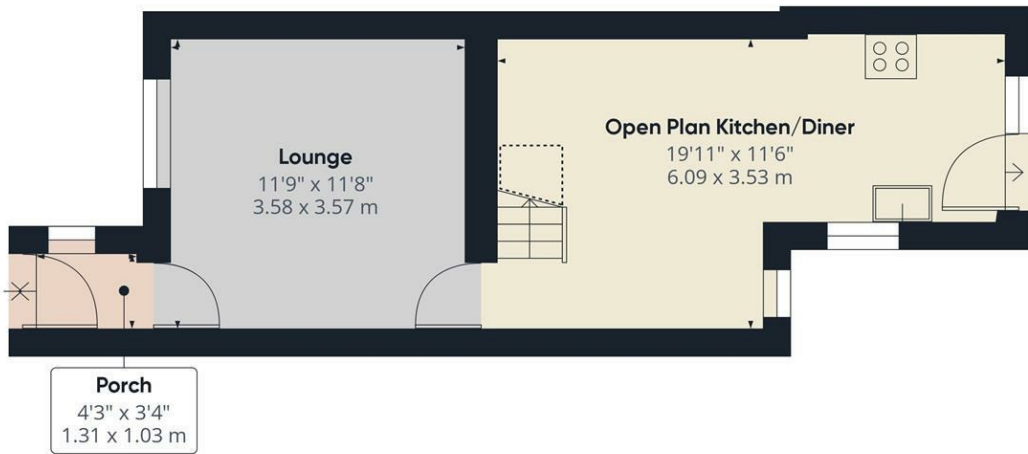
To the rear is a really spacious garden with patio, and a lawned garden of considerable length. The patio section has a mix of block paving and Indian stone with outside power sockets and tap provided.



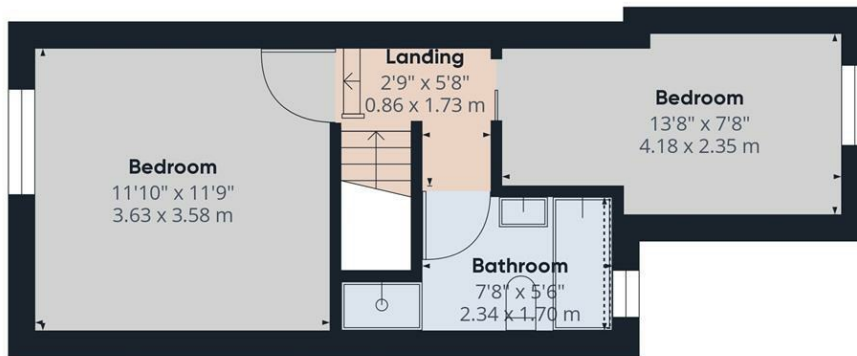
Additional Information

The tenure of the property is:





Ground Floor



Floor 1

Approximate total area⁽¹⁾

673.1 ft²
62.53 m²

Reduced headroom

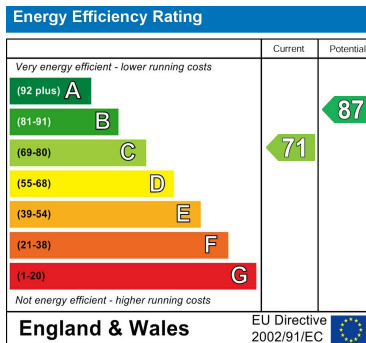
11.43 ft²
1.06 m²

(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.

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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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