







Woodsend Road

Flixton

M41 8QZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

98 Woodsend Road
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Offers Over £299,999

NO ONGOING VENDOR CHAIN A beautifully presented three bedroom mid terraced property that's recently been the subject of a comprehensive improvement and modernisation programme. Superb open plan ground floor accommodation. Lounge, dining room and fitted kitchen. Well appointed bathroom with shower. New floorcoverings right through. Refurbished kitchen and bathroom areas. Gas central heating system - combination boiler. Double-glazed windows and exterior doors replaced. Off road parking to the front. Enclosed courtyard to the rear. Must be viewed to be appreciated. Literally drop your bags and move in. Freehold. Virtual Tour Available. Approx 916 sq ft.

TO THE GROUND FLOOR

Entrance Hall
Entrance hall with a radiator, wood effect flooring and stairs leading off to the first-floor rooms. Feature entrance door.

Lounge
With a radiator and a double-glazed bay window to the front. Opening to:

Dining Room
With a radiator and a double-glazed window to the rear. Opening to:

Kitchen
With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Wood effect flooring, double-glazed window to the side and a double-glazed exit door. Under stairs storage space adjacent. A cupboard houses the "Worcester" combination gas central heating boiler. Space for appliances.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a radiator and two double-glazed windows 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 rear.

Bathroom
With a three-piece white suite comprising panelled bath, wash hand basin with storage below and a low-level WC. Double glazed window to side, chrome ladder radiator and tiled areas. A shower is installed over the bath and anti-splash screen is fitted. Extractor fan.

Outside
To the front of the property is an off-road parking facility whilst, to the rear. is an enclosed, paved courtyard with a rear access gate.


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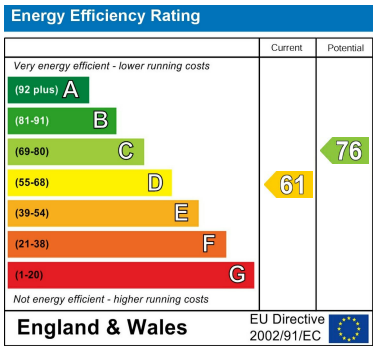
Approximate total area(1)

916 ft²
85.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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