







Flixton Road

Urmston

M41 5DR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

266 Flixton Road
Urmston
Manchester
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£325,000

A SPACIOUS THREE BEDROOM MID-TERRACED PROPERTY IN A HIGHLY CONVENIENT LOCATION. Occupying a most convenient position adjacent to Flixton Girls School, this generously proportioned property offers excellent accommodation throughout. Comprising a large double reception room, fitted kitchen with integrated appliances and three well-proportioned bedrooms, complemented by a well-appointed bathroom. Further benefits include gas central heating, double glazed windows and a useful cellar providing additional storage. Externally, the property benefits from a rear courtyard, garden and garage. Freehold. No ongoing vendor chain. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall
With a feature entrance door, a radiator and stairs leading off to the first-floor rooms.

Open Plan Lounge / Dining Room
A spacious double reception room with a lounge area with a radiator, a double-glazed window to the front and a feature fireplace. There's an opening to a dining room with a radiator, a double-glazed window to the rear and a door off to the cellar.

Fitted Kitchen
With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob, extractor fan, fridge and freezer. Tiled areas, double glazed window to the side and double-glazed exit door to the courtyard.

TO THE FIRST FLOOR

Landing
With a double-glazed window to the rear and a loft access point

Bedroom (1)
With a radiator and a double-glazed window to the front.

Bedroom (2)
With a radiator and a double-glazed window to the front.

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. Panelled walls, radiator and double glazed-window to the rear.

Outside
To the rear of the property is an enclosed courtyard area beyond which is a garden and garage with power and light.

Additional Information
There's a useful cellar beneath the property.


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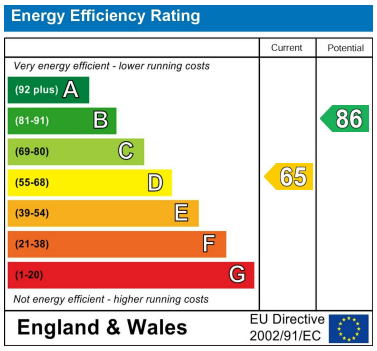

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