







Derwent Road

Flixton

M41 8UL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

57 Derwent Road
Flixton
M41 8UL

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£350,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property requiring some modernisation but offering great potential to those purchasers looking to put their own stamp on a property that has already been extended. Spacious accommodation of approx 1073 sq ft . Suitable for a variety of purchasers. Benefiting from a full with ground floor extension. Spacious entrance hall, through lounge/dining area open to a breakfast kitchen. Attached brick garage offering scope for conversion (subject to any necessary consents required). Three well proportioned bedrooms and shower room/WC. Off road parking to the front on a resin driveway. Enclosed garden with lawn and patio areas with mature borders. Situated in a convenient location within easy reach of shops, amenities, parks and well regarded primary and secondary school options. Walking distance to Flixton Train Station. Must be the need to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator. Feature entrance door with adjacent window with encapsulated stained glass. Cloaks/understairs storage off.

Lounge
With a double glazed window to the front elevation. Two radiators. A coal effect living flame gas fire is set within a feature fireplace. Open to:

Dining Area
With a double glazed window to the rear. Open to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Double glazed window to the rear and side elevations. Gas hob and built-in oven with extractor canopy above. Plumbing for a washer. Tiled splashback. Wall mounted 'Worcester' combination gas central heating boiler. Door off to:

Garage
With an up and over door and exit door with adjacent side window to the rear. The garage offers excellent potential for upgrade/conversion (subject to any necessary planning consent required.)

TO THE FIRST FLOOR

Landing
With a double window to the side elevation.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator. Exposed floorboards. Excellent range of fitted wardrobes either side of the chimney breast.

Bedroom (2)
With double glazed window to the rear. Radiator. Exposed floorboards.

Bedroom (3)
With a double glazed window to the front elevation. Radiator. Exposed floorboards.

Shower Room/WC
With a walk in shower, low level WC and pedestal wash hand basin. Tiled areas, Loft access point, Radiator and airing/cupboard. Double glazed window to the rear.

Outside
To the front elevation is an off road parking facility on a resin driveway. To the rear is a fully enclosed garden with lawn and patio areas with mature borders.

Additional Information
The property is unregistered at land registry. The tenure is thought to be freehold but subject to solicitor confirmation.


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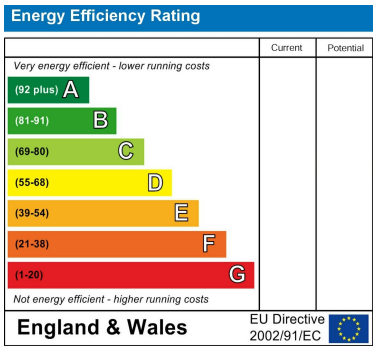

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