



Stott Drive
Flixton
M41 6WA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

76 Stott Drive
Flixton
Manchester
M41 6WA



£275,000

OCCUPYING A REALLY GENEROUS PLOT WITH GOOD OFF ROAD PARKING FACILITIES AND GARDENS TO THE FRONT, SIDE AND REAR A two bedroom dormer style property with a pleasant, open rear aspect. Gas central heating system and double glazing. Ground floor wet room/WC. Hall-Lounge-Dining Room-Kitchen-Conservatory. Situated in a popular and highly regarded location. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed entrance door with a double glazed window adjacent. Radiator. Stairs lead off to the first floor rooms.

Wet Room

With a white suite comprising shower area with a rail and curtain, pedestal wash hand basin and low level WC. Tiled decor, double glazed window and an extractor fan. Radiator.

Lounge

With a coal effect fire set within a feature fireplace. Double glazed window to the front. Understairs storage cupboard off. Radiator.

Dining Room

With a radiator. A double glazed sliding patio door leads to:

Conservatory

Built on at the rear of the property with double glazed units and a door to the garden.

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Double glazed window and door to outside. Tiled areas and space for appliances.

TO THE FIRST FLOOR

Landing

With storage cupboards off.

Bedroom (1)

With a radiator and a double glazed window to the front. Sliding door to a WC and wash hand basin that also benefits from double glazed window.

Bedroom (2)

With a radiator and a double glazed window to the rear.



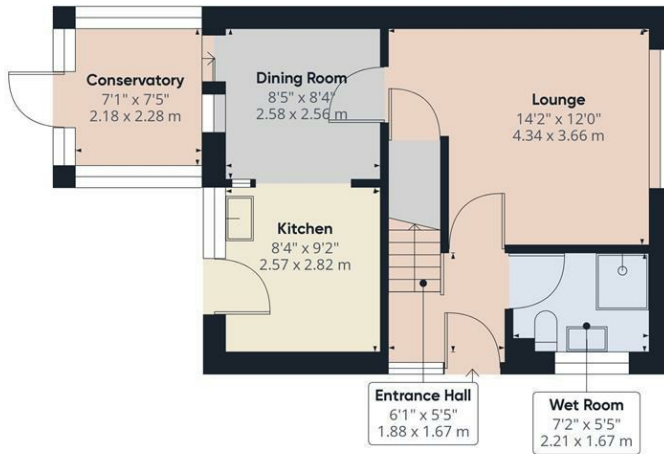
Outside

The property occupies a really generous plot with excellent sized gardens that extend to the front, side and rear. There are good off road parking facilities and a very useful outside storage shed and workshop with power laid on.

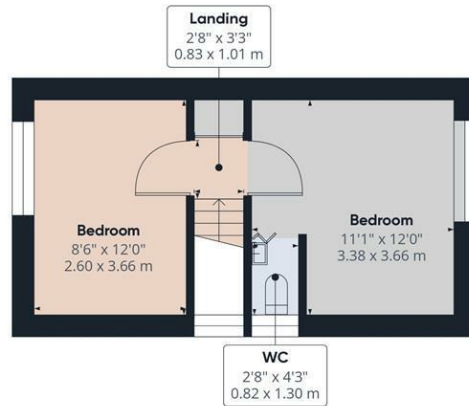
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 12/03/1976. A ground rent is payable of £20 per annum.





Ground Floor



Floor 1

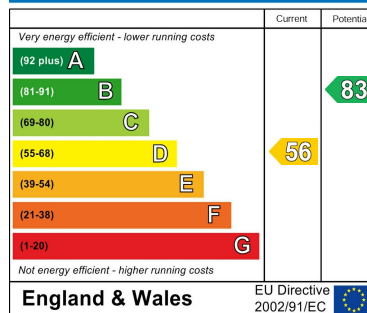
Approximate total area⁽¹⁾
714.5 ft²
66.38 m²

(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.

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