



Stott Drive
Flixton
M41 6WA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

50 Stott Drive
Flixton
Manchester
M41 6WA



TO THE GROUND FLOOR

Entrance Hall

With a double glazed entrance door and side panels.
Radiator and stairs leading off to the first floor rooms.

Bathroom/WC

With a three-piece coloured suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti-splash screen fitted. Tiled decor, double glazed window and a radiator.

Lounge

With a radiator and a double glazed window to the front.
Understairs storage off. Electric fire and surround.

Dining Room

With laminate flooring. Opening to:

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 and extractor. Tiled areas, plumbing is provided for an automatic washing machine and there is space for appliances. Double glazed window to the rear. The Glo-worm gas central heating boiler is located here.

Conservatory

Built on at the rear of the property with double glazed units all around and with double doors to the garden.

TO THE FIRST FLOOR

Landing

With storage cupboards off.

Bedroom (1)

With a radiator and a double glazed window to the front.
Range of wardrobes and storage space. There's access to a WC with wash hand basin that also benefits from a double glazed window.

Bedroom (2)

With a radiator and a double glazed window to the rear.
Range of wardrobes and storage cupboards.

Outside

The property occupies a really generous plot with excellent sized gardens that extend to the front, side and rear (see plan provided for boundary details). There are good off-road parking facilities on a long driveway that also gives access to a detached brick garage with power, light and an electronically controlled up and over door.

£285,000

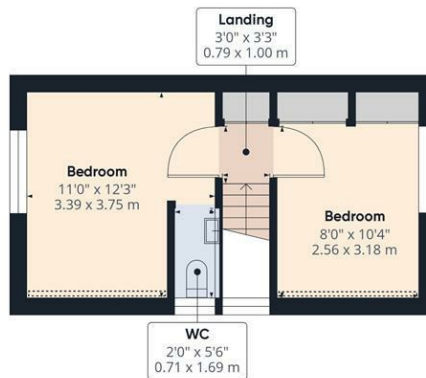
NO ONGOING VENDOR CHAIN

Occupying a really generous plot with excellent off-road parking facilities, a garage and delightful gardens to the front, side and rear. A two bedroom dormer style property with a pleasant, open rear outlook with a southerly aspect. Gas central heating system and double glazing. Ground floor bathroom with shower. Hall, lounge, dining room, kitchen and conservatory. Situated in a popular and highly regarded location. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

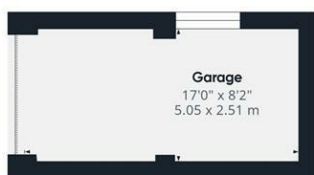




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

848.52 ft²
78.83 m²

Reduced headroom

6.24 ft²
0.58 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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