



PAUL BIRTLES

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Flixton  
M41 6ER

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10 Town Gate Drive  
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Manchester  
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£400,000

\*A FREEHOLD, THREE BEDROOM/TWO BATHROOM DETACHED PROPERTY THAT OCCUPIES A GENEROUS CORNER PLOT WITH EXTENSIVE OFF ROAD PARKING FACILITIES AND A GARAGE\* Gas central heating system and double glazing. Useful ground floor WC. Large lounge plus separate dining room. Good sized breakfast kitchen. Ensuite facilities to master bedroom. Well appointed family bathroom with shower. Gardens to the front, side and rear, the rear being fully enclosed. Built circa 1987. Situated in a popular and convenient location. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With laminate flooring, a radiator and stairs leading off to the first floor rooms.

### Downstairs WC

With a low-level WC and wash hand basin. Double glazed window, tiled areas and a ladder radiator.

### Lounge

With a radiator and a double glazed bay window to the front. Laminate flooring. A coal effect fire is set with an attractive feature fireplace. Opening to:

### Dining Room

With a radiator, laminate flooring and double glazed double doors and side panels to the garden. Under-stairs storage space off.

### Breakfast Kitchen

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working services. Cooker point, space for appliances with plumbing provided for an automatic washing machine etc. Tiled areas, breakfast bar facility and a double glazed window to the side. Double glazed exit door to the garden.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side, and a storage cupboard off. Laminate flooring.

### Bedroom (1)

With a radiator and a double glaze window to the front. Laminate flooring. Access to :

### En-Suite Shower Room/WC

With a walk-in shower, wash hand basin with storage space below and a low level WC. Tiled decor, extractor fan and a ladder radiator

### Bedroom (2)

With a radiator and a double glazed window to the rear. Wardrobe and storage space. Laminate flooring.

### Bedroom (3)

With a radiator and a double glazed window to the front. Laminate flooring.

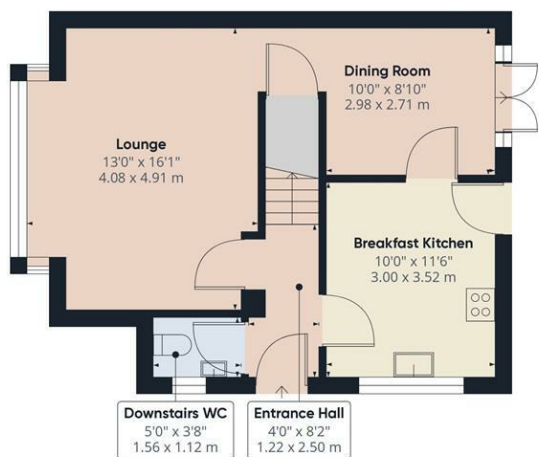
### Family Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Tiled areas, double glazed window to the rear and ladder radiator. A shower is installed over the bath and an anti-splash screen is fitted. Extractor fan and additional shower attachment over the bath.

### Outside

The property enjoys pleasant gardens that extend to the front, side and rear. There are extensive off road parking facilities, for numerous vehicles, on a driveway that also provides access to a single garage with power, light and an up and over door.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

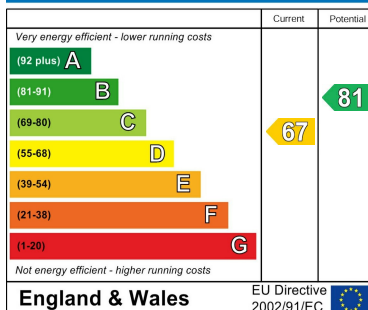
Approximate total area<sup>(1)</sup>  
1017.4 ft<sup>2</sup>  
94.52 m<sup>2</sup>

(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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