



**Norfolk Gardens**  
Flixton  
M41 8RE

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

12 Norfolk Gardens  
Flixton  
Manchester  
M41 8RE



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Offers Over £270,000

\*A SPACIOUS THREE BEDROOM MID-GARDEN TERRACED PROPERTY IN A BLOCK OF FIVE\* Situated in a popular and sought after location that's within easy reach of local amenities. Gas central heating system-combination boiler. Double glazed windows. Through lounge and kitchen/diner. Conservatory added on at the rear. Bathroom/WC with shower. Gardens to the front and rear. Freehold. No ongoing vendor chain. Must be viewed to be appreciated. Approx 963 sq ft. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator/cover. Stairs lead off to the first floor rooms. Opening to:

### Through Lounge

With double glazed windows to the front and rear elevations. A coal effect fire is set within a feature fireplace with display and storage facilities adjacent. Radiator, wood effect flooring and double glazed window to the hallway.

### Kitchen/Dining Room

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Gas point for a cooker and useful storage area off where the 'Vaillant' combination gas central heating boiler is located. Double glazed windows to the front and rear elevations, exit door to the rear into the conservatory and door to the front into a porch.

### Conservatory

Added on at the rear of the property with UPVC double glazed units all round and with a door to the garden.

### Porch

Giving covered access to outside.

## TO THE FIRST FLOOR

### Landing

With a loft access point and a double glazed window to the front.

### Bedroom (1)

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

### Bedroom (2)

With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space. Wood effect flooring.

### Bedroom (3)

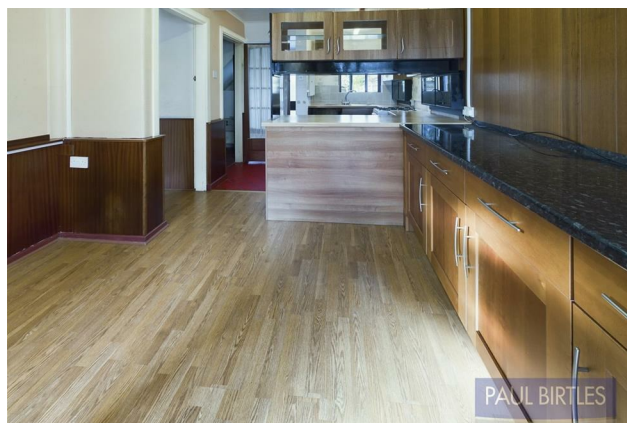
With a radiator and a double glazed window to the rear. Fitted wardrobe/storage. Wood effect flooring.

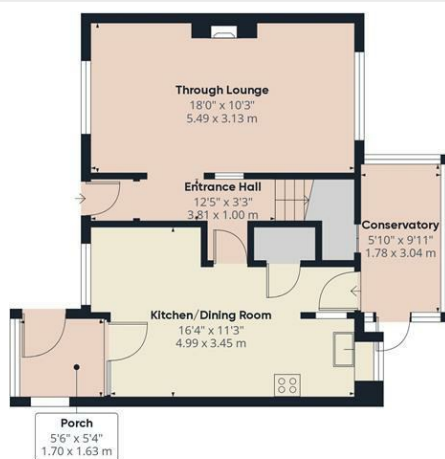
### Bathroom/WC

With a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the rear, radiator and tiled areas. A 'Mira' shower is installed over the bath and a rail and curtain are fitted.

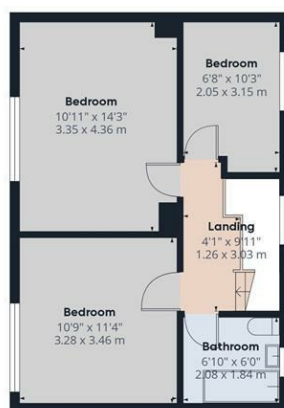
### Outside

There are enclosed gardens to the front and rear of the property.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

963.15 ft<sup>2</sup>

89.48 m<sup>2</sup>

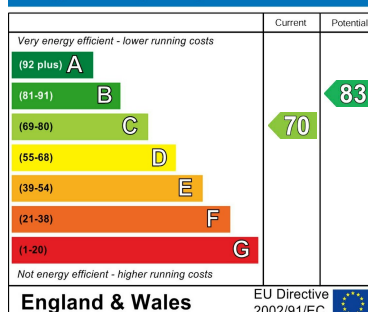
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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