



Town Gate Drive
Flixton
M41 6ER

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

2 Town Gate Drive
Flixton
Trafford
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Offers Over £300,000

NO ONGOING VENDOR CHAIN A freehold three bedroom detached property, built in the 1980's, with a garage and an off road parking facility. Spacious Through Lounge/Dining Room. Useful ground floor WC. Kitchen with appliances. Bathroom/WC with shower. Good gardens to the front and rear. Offering great potential to those buyers looking to put their own stamp on a property. Pleasantly situated at the bottom of Irlam Road. Must be viewed to be appreciated. Approx 792 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a UPVC double glazed entrance door and a radiator.
Access to:

Downstairs WC

With a low-level WC and wash hand basin. Radiator and window to the side.

Lounge/Dining Room

With a coal effect gas fire set within a feature fireplace. There are two radiators, a double-glazed window to the front and a further window to the rear. Stairs lead off to the first floor rooms with a useful storage area below.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Integrated fridge and freezer, tiled areas and plumbing is provided for a washing machine. The combination gas central heating boiler is located here. Radiator and double glazed window and exit door to the rear.

TO THE FIRST FLOOR

Landing

With a loft access point and a window to the side.

Bedroom (1)

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

Bedroom (2)

With a radiator and a window to the rear.

Bedroom (3)

With a radiator and a window to the rear.

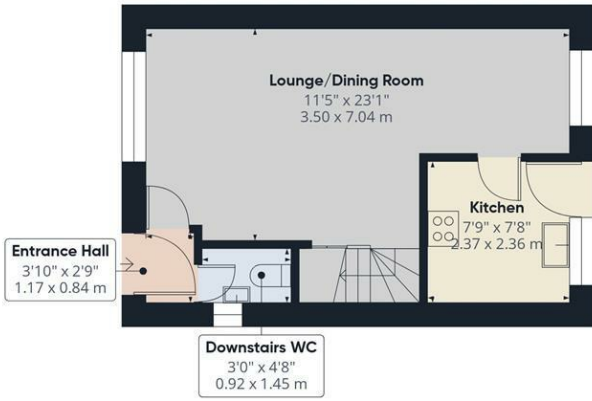
Bathroom

With a three-piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Double-glazed window to the front, tiled areas and a radiator. A shower is installed over the bath and an anti-splash screen is fitted.

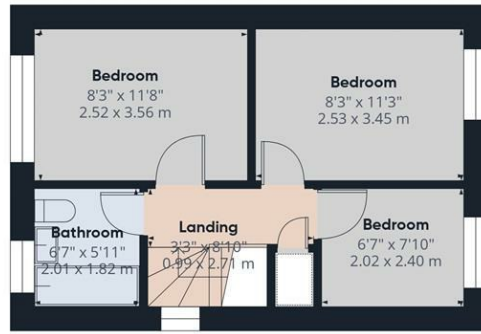
Outside

To the front of the property a garden area sets the property back from the road. A driveway provides an off-road parking facility and gives access to a garage. To the rear is an enclosed, mainly lawned garden with stocked flowerbeds.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

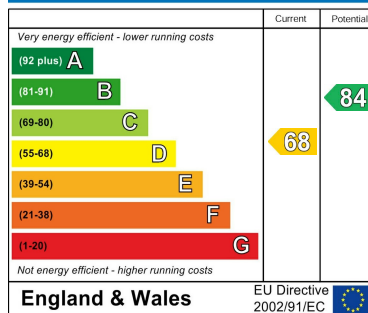
Approximate total area⁽¹⁾
792 ft²
73.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

