



Lawrence Road
Flixton
M41 8UU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

8 Lawrence Road
Flixton
Manchester
M41 8UU



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£360,000

NO ONGOING VENDOR CHAIN A THREE BEDROOM DETACHED PROPERTY SITUATED IN A MOST CONVENIENT LOCATION. Through lounge/dining room. Well appointed bathroom. Offering potential to extend subject to any necessary consents required. Enclosed rear garden. Well regarded primary and secondary schools close by and within easy reach of transport links including Flixton Train Station. Must be viewed to be appreciated. Virtual Tour Available. Approx 800 sq ft.

TO THE GROUND FLOOR

Porch

With a double glazed entrance door with adjacent side window.

Entrance Hall

With tiled flooring. Stairs lead off to the first floor rooms.

Through Lounge/Dining Room

With a double glazed bay window to the front elevation and three meter bifold doors lead out to the rear decking and garden beyond. Tiled flooring. Wood burner provides a focal point of this room. Radiator.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Induction hob, oven with extractor above. Double glazed window to the rear. Tiled splashbacks. Cupboard off housing the 'Ideal' combination gas central heating boiler. Door to garage and also to:

Downstairs WC

With a low-level WC and wall hung wash hand basin. Tiled areas.

Garage

With an up and over door with power and light laid on. Plumbing for a washer and double glazed exit door out to the rear garden.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side on the stairs.

Bedroom (1)

With a double glazed bay window to the front. Radiator.

Bedroom (2)

With a double glazed window to rear. Radiator.

Bedroom (3)

With a double glazed window to the rear.

Bathroom

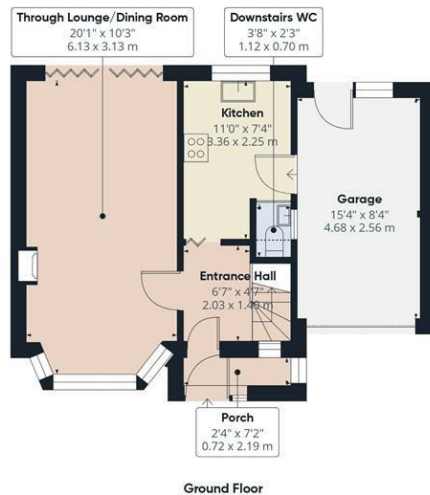
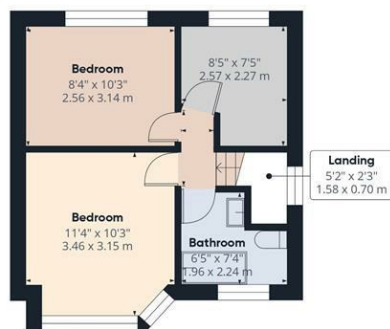
With a three piece white suite comprising 'P' shaped bath, low level WC and pedestal wash hand basin. Chrome ladder radiator. Extractor fan. Spotlighting. Fully tiled.

Outside

To the front of the property is an off-road parking facility.

To the rear is an enclosed garden with decking and paved patio and gravel areas. Pond.





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Approximate total area^m

800 ft²
74.4 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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