



Kingston Drive
 Flixton
 M41 9FG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

58 Kingston Drive
Flixton
Trafford
M41 9FG



£315,000

NO ONGOING VENDOR CHAIN A freehold two bedroom semi-detached property. Presented in excellent condition throughout. Spacious lounge, kitchen and conservatory to the ground floor. Two good sized bedrooms plus well appointed shower room/WC. Delightful enclosed rear garden. Off road parking to the front. Offering potential for extension (subject to any necessary planning permission required). Situated in a popular and sought after location within easy reach of local amenities, shops and transport links. Must be viewed to be appreciated. Virtual Tour Available. Approx 736 sq ft. Ideal for first time buyers or downsizers.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Feature entrance door. Fitted meter cupboard. Radiator.

Lounge

With a double glazed window to the front and side elevations. Understairs storage off where the gas central heating boiler is located. Radiator. A most attractive feature fireplace provides a focal point of this room. Built in storage. Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Undercounter lighting. Tiled splashbacks. Freestanding cooker with gas hob and extract canopy above. Plumbing for a washer. Integrated fridge/freezer. Appliances available to remain if required. Concertina door leads into:

Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round. Exit door to the side elevation. Laminate flooring.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side elevation. The loft space is boarded for storage.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Range of fitted wardrobes with sliding doors.

Bedroom (2)

With a double glazed window to the rear. Radiator.

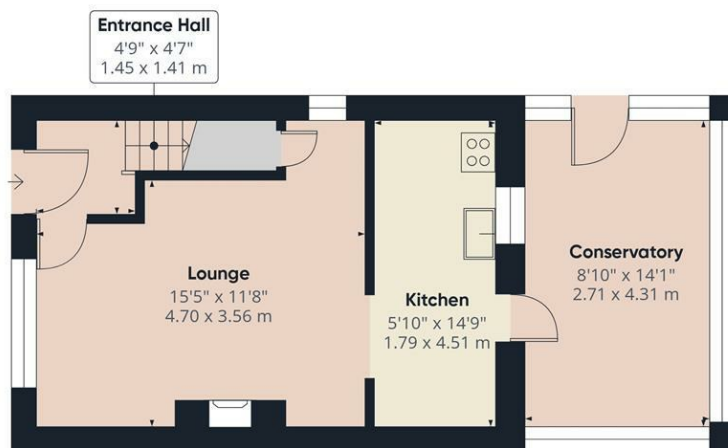
Shower Room/WC

With a walk-in corner shower enclosure. Vanity wash hand basin with storage below. Low-level WC. Spotlighting. Double glazed window to the side elevation chrome ladder radiator. Extractor fan. Tiled areas.

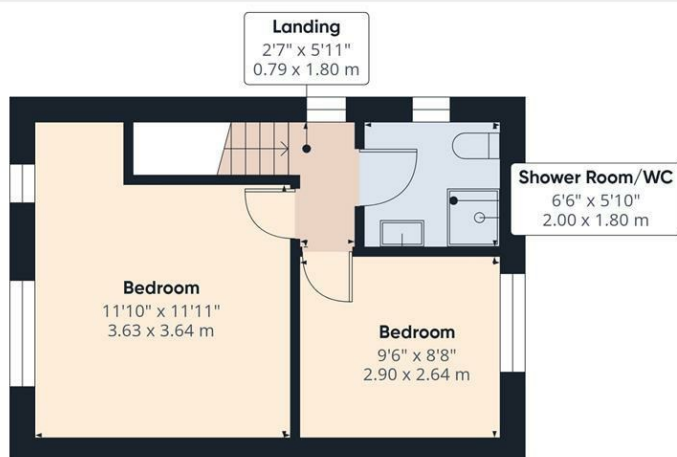
Outside

With an off road parking facility to the front on a block paved driveway. To the rear and side is an enclosed garden with lawn and paved patio area.





Ground Floor



Floor 1

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

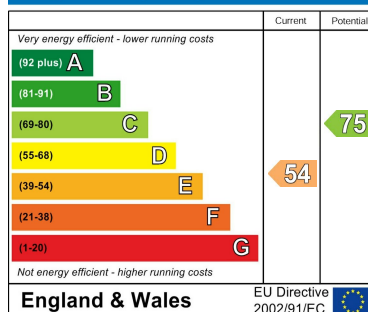
Approximate total area⁽¹⁾
736 ft²
68.3 m²

(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



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT