



Stott Drive
Flixton
M41 6WA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

78 Stott Drive
Flixton
Manchester
M41 6WA



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£379,995

NO ONGOING VENDOR CHAIN A three bedroom extended link detached property. Situated in a popular and convenient location within easy reach of local amenities, transport links and local school options. A much cared for property offering great potential to those purchasers looking to put their own stamp on a property. Lounge/dining room plus sitting room/study extension. Bathroom and separate WC. Three well proportioned bedrooms. Excellent off road parking to the front. Enclosed rear garden backing onto parkland with an easterly aspect. Approx 972 sq ft. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Spotlighting. Storage cupboard off.

Lounge

With a double glazed window to the front. Radiator. Wall light points. A coal effect gas fire is set within a feature fireplace. Door off to the kitchen and open to:

Dining Area

With a radiator. Double glazed sliding doors lead into:

Sitting Room/Study Extension

Ideal for use as a home office, study or playroom. Double glazed sliding doors lead out to the rear garden with a further double glazed window to the side. Radiator.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Space for a freestanding cooker. Plumbing for a washer. Wall mounted Worcester gas central heating boiler. Tiled splash backs. Extractor. Space for fridge/freezer. Double glazed to the rear and exit door to the side elevation. Understairs storage off.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Linen/airing cupboard. Loft access point.

Bedroom (1)

With a double glazed window to the front. Radiator. Range of fitted wardrobes with sliding doors.

Bedroom (2)

With a double glazed window to window to the rear. Radiator. Range of fitted wardrobes with sliding doors.

Bedroom (3)

With a double glazed window to the front. Radiator. Built in storage.

Bathroom

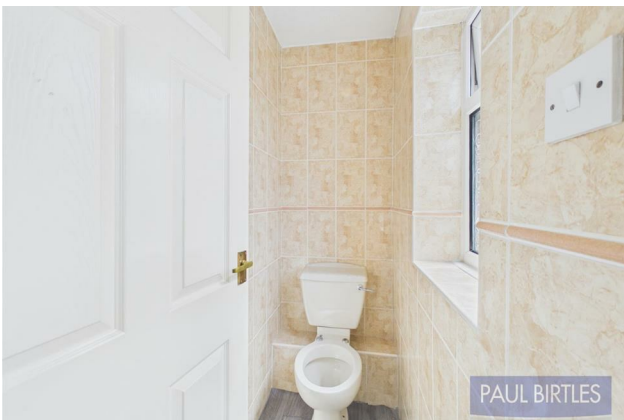
With a panelled bath and pedestal wash hand basin. Radiator. Double glazed window to the rear. Tiled areas.

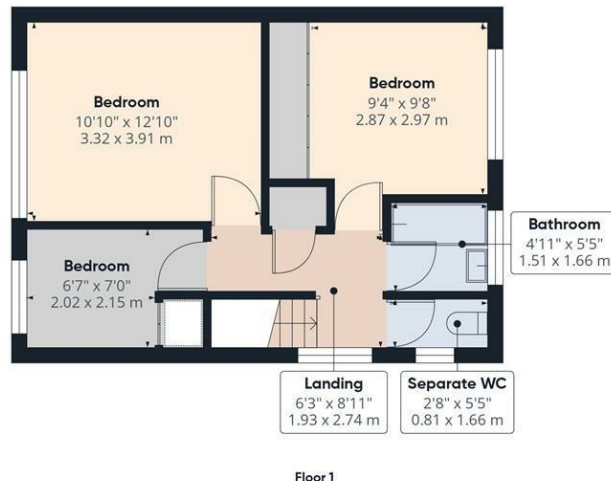
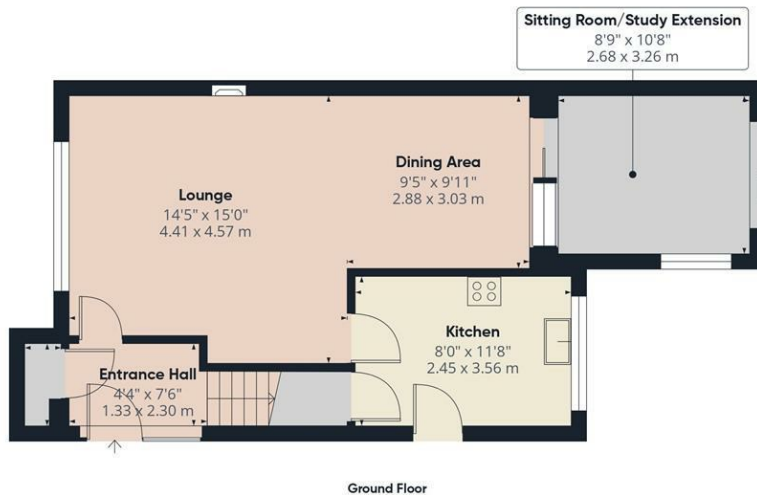
Separate WC

With a low level WC. Tiled areas. Double glazed window to the side elevation.

Outside

The property is well set back from the road with lawned area and good off road parking to the front. To the rear is a rear garden backing onto parkland with an easterly aspect.





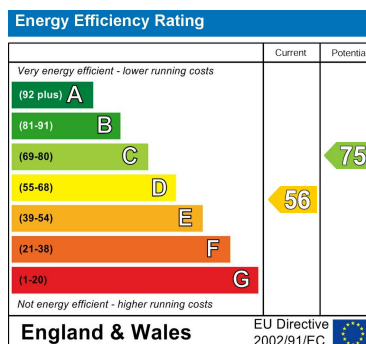
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Approximate total area⁽¹⁾
972 ft²
90.2 m²

(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.

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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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