



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

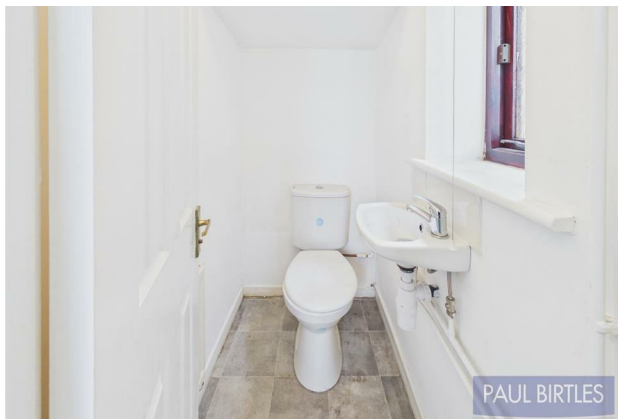
To the front of the property a garden area sets the property back from the road. A driveway provides an off-road parking facility and gives access to a garage. To the rear is an enclosed, mainly lawned garden with stocked flowerbeds.



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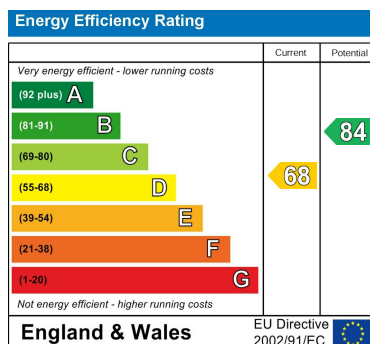
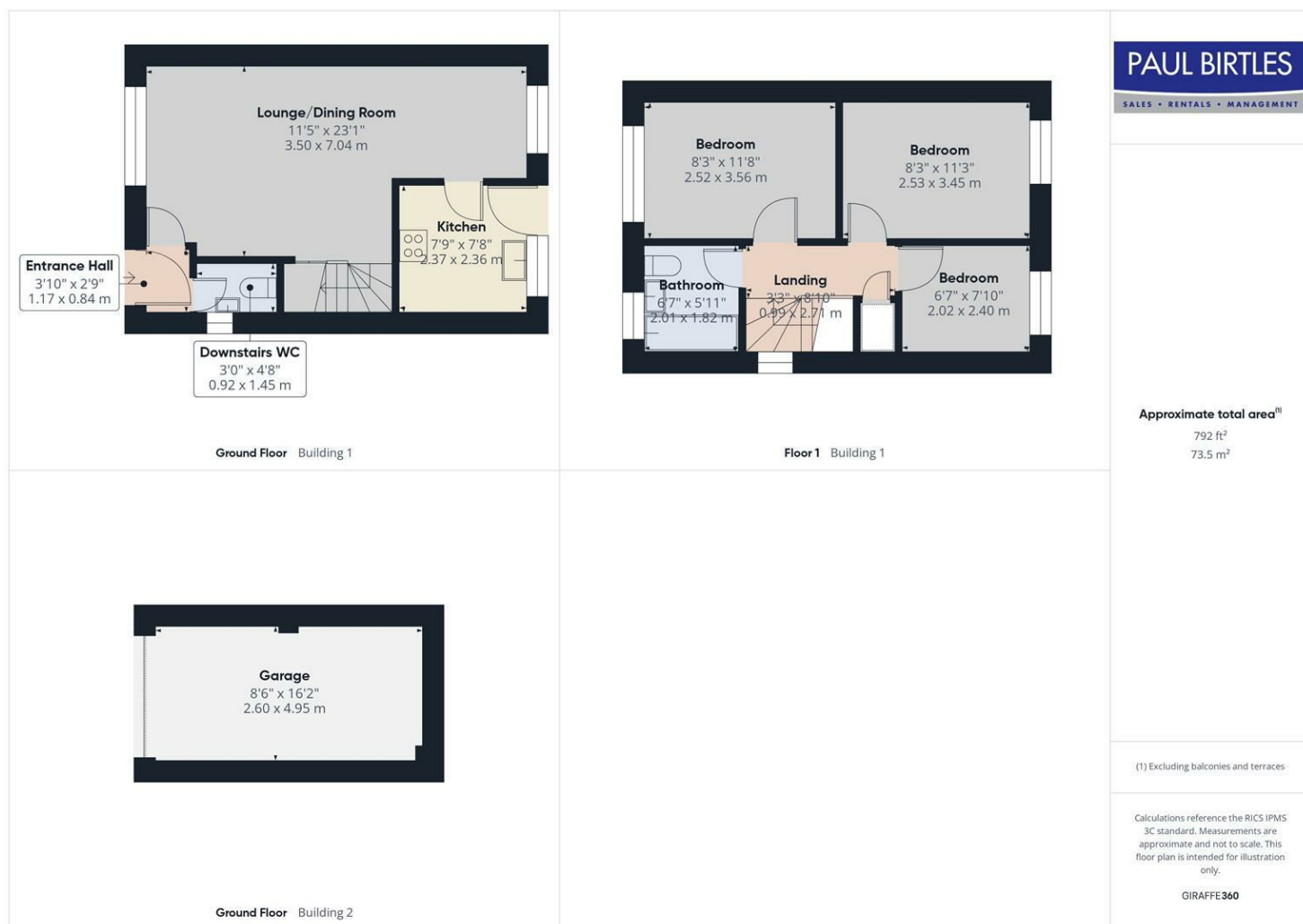
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