



Stott Drive
Flixton
M41 6WA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

29 Stott Drive
Flixton
Trafford
M41 6WA



£310,000

A TWO DOUBLE BEDROOM DORMER STYLE PROPERTY PRESENTED IN EXCELLENT CONDITION THROUGHOUT Much improved by our client. Suitable for a variety of purchasers. Approx 686 sq ft. Beautifully appointed ground floor bathroom. Lounge open to dining room. Off road parking, detached garage and enclosed rear garden with an easterly aspect. Situated in a popular and highly regarded location within easy reach of local shops, amenities and transport links. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the side elevation. Tiled areas. Chrome ladder radiator. A shower is installed over the bath with an anti splash screen fitted.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and gas hob with extractor canopy. Radiator. Plumbing for a washer. Double glazed window to the rear with adjacent side window and double glazed window to the side elevation.

Lounge

With a double glazed window to the front elevation. Radiator. An electric fire is set within a most attractive feature fireplace provides a focal point of this room. Understairs storage off. Archway to:

Dining Room

With a radiator and double glazed sliding patio doors leading out to the rear garden.

TO THE FIRST FLOOR

Landing

With built in storage off.

Bedroom (1)

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

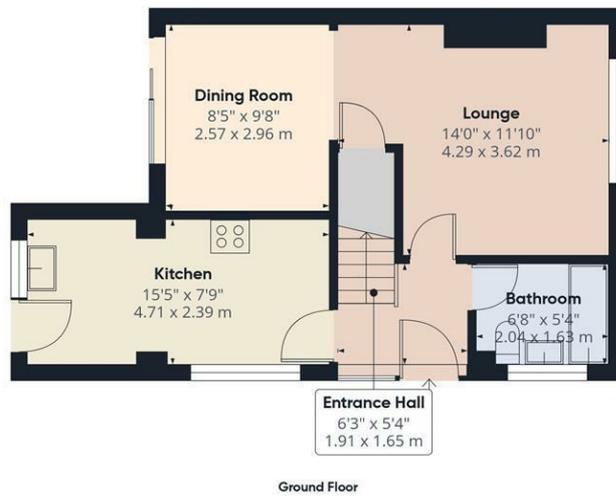
Bedroom (2)

With a double glazed window to the rear. Radiator.

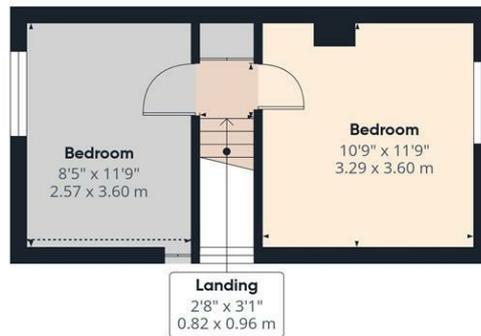
Outside

To the front and is an off road parking facility on a brick block paved driveway leading to a detached garage with an up and over door. To the rear is an enclosed garden with patio and lawned areas.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 686 ft²
 63.7 m²

Reduced headroom
 3 ft²
 0.3 m²

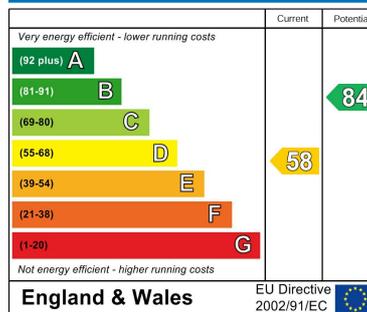
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

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