



Stott Drive
Flixton
M41 6WA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

84 Stott Drive
Flixton
Trafford
M41 6WA



£350,000

NO ONGOING VENDOR CHAIN A three bedroom link detached property. Situated in a popular and convenient location within easy reach of local amenities, transport links and local school options. Requiring modernisation and improvement but offering great potential to those purchasers looking to put their own stamp on a property. Two separate reception rooms. Useful utility room, downstairs WC and garage. Good sized enclosed rear garden with open aspect to the rear over woodland. Suitable for a range of purchasers. Approx 1087 sq ft. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

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

Lounge

With a double glazed bay window to the front elevation. Radiator. A cast iron feature fireplace provides a focal point of this room.

Dining Room

With double glazed patio doors leading out to the rear garden. Radiator. Currently utilised as a ground floor bedroom.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob with extractor canopy and built in oven. Tiled splashbacks. Radiator. Double glazed window to the rear elevation. Door off to:

Utility Room

With a working surface and stainless steel circular sink unit with mixer tap. Wall mounted Ideal combination gas central heating boiler. Plumbing for a washer. Tiled flooring. Door off to the garage and also to:

Downstairs WC

With a low-level WC and wash hand basin. Double glazed window to the rear.

Garage

With an up and over door and with power and light laid on.

TO THE FIRST FLOOR

Landing

With a double glazed windows to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed window at the front elevation. Radiator. Decorative cast-iron fireplace.

Bedroom (2)

With a double glazed windows to the rear elevation. Radiator.

Bedroom (3)

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

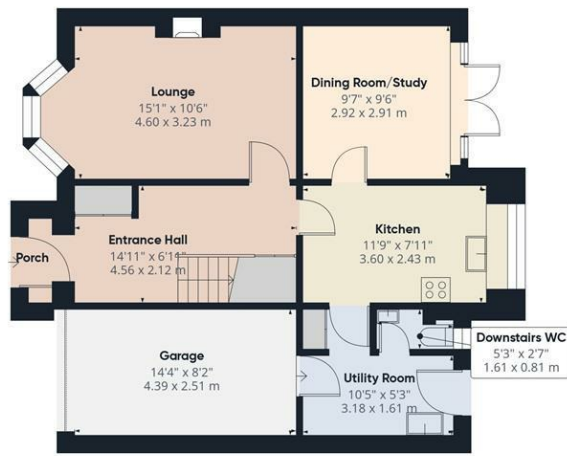
Bathroom

With a four piece white suite comprising panelled bath, pedestal wash hand basin, bidet and low-level WC. Double glazed window to the rear. Tiled areas. Further double glazed window to the side elevation. Radiator. An electric shower is installed over the bath with an anti-splash screen fitted.

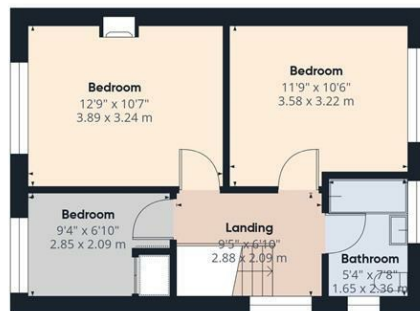
Outside

To the front elevation is an off parking facility. To the rear is a large enclosed garden mainly laid to lawn with open aspect over woodland. Rear access gate.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1087 ft²
100.9 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		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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