







Trevor Road

Flixton

M41 5GT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

1A Trevor Road
Flixton
Manchester
M41 5GT

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£325,000

NO ONGOING VENDOR CHAIN A two double bedroom detached property. Gas central heating system-combination boiler. Double glazed windows. Entrance hall, lounge and kitchen/diner. Well appointed bathroom with shower. Off road parking to the front. Enclosed garden to the rear with a westerly aspect. Large storage facility in the back garden. Approx 785 sq ft. Occupying a popular and highly regarded location. Conveniently situated for local amenities. Easy access to Urmston Town Centre and Flixton Station. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Hall
With a radiator and stairs leading off to the first floor rooms. Wood flooring.

Lounge
With a radiator and a double glazed window to the front. Wood flooring. Understairs storage off.

Kitchen/Diner
With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces with a 5 ring gas cooker fitted. Wall mounted combination gas central heating boiler. Plumbing for a washer. Double glazed window to the rear and exit door.

TO THE FIRST FLOOR

Landing
With a loft access point. Double glazed window to the side.

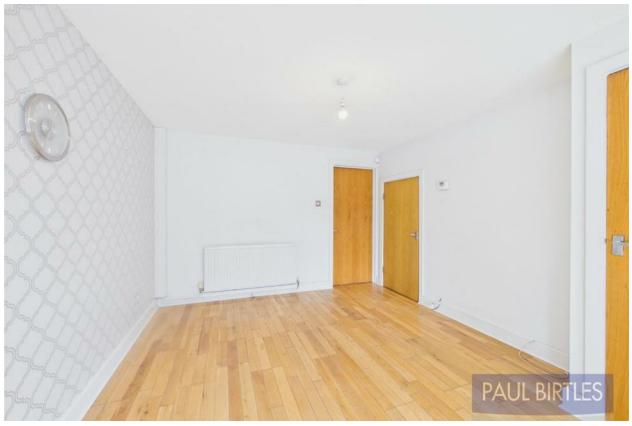
Bedroom (1)
With a radiator and two double glazed windows to the front. Useful wardrobe/storage area. Laminate flooring.

Bedroom (2)
With a radiator and a double glazed window to the rear. Laminate flooring.

Bathroom
With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Double glazed window to the rear. Radiator.

Outside
To the front of the property is a block paved forecourt that provides an off road parking facility for vehicles. To the rear is an enclosed garden with a large CONCRETE SECTIONAL storage facility that has power and light laid on.


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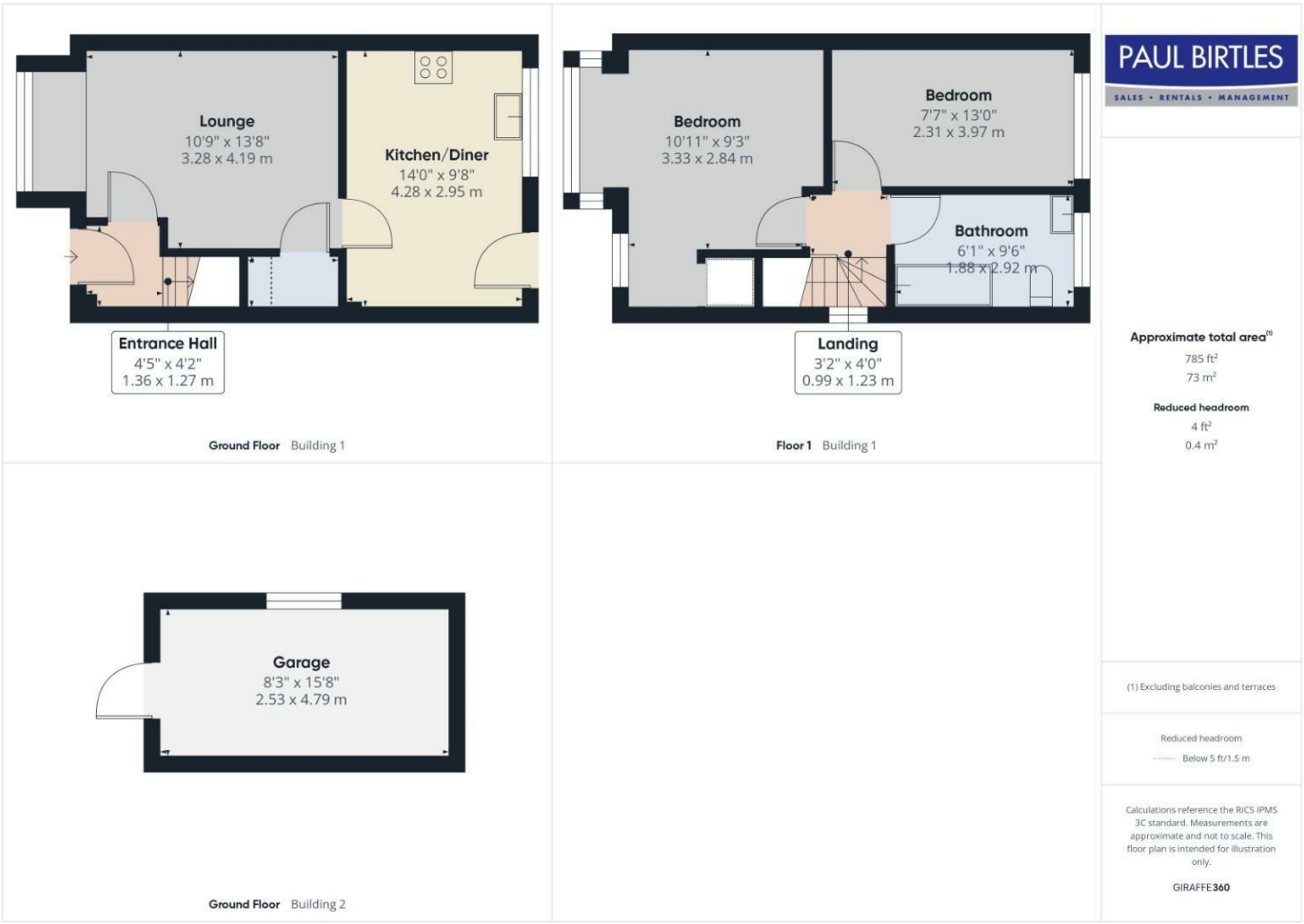

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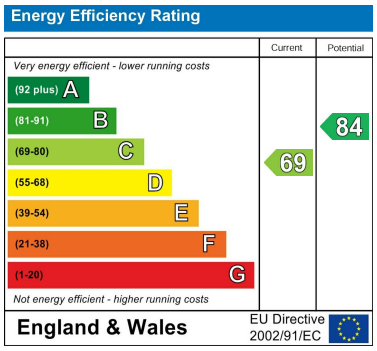

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