



**Norfolk Gardens**  
 Flixton  
 M41 8RE

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

26 Norfolk Gardens  
Flixton  
Trafford  
M41 8RE



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£325,000

**\*NO ONGOING VENDOR CHAIN\*** A spacious three double bedroom bay fronted quasi semi-detached property situated in a most convenient location. Ideal first time buy or suitable for home movers. Offering spacious family accommodation of approx 1010 square feet. Excellent standard of presentation. Superb open plan kitchen/diner. Good proportioned bedrooms with fitted furniture. Well appointed bathroom. Good off-road parking facilities to the front and side elevations with detached storage garage. Delightful enclosed rear garden with raised decking area. Within easy reach of local amenities, shops, transport links and access to well regarded local school options. Freehold. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Laminate flooring to match the ground floor and fitted meter cupboard and radiator.

### Lounge

With a double glaze the front elevation. Radiator. Laminate flooring.

### Open Plan Kitchen/Diner

The kitchen area is well fitted with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Integrated fridge/freezer. Built-in Hotpoint oven and grill with integrated microwave. Breakfast bar facility with Rangemaster gas hob with extractor above and feature lighting. Tiled splashbacks. Plumbing for a washer. Radiator. In the dining section is a wood burner inset with a feature recess within the chimney breast with tiled hearth. Two radiators. Double glazed patio doors with adjacent side windows lead out to the rear garden. Built-in wood store and shelving.

## TO THE FIRST FLOOR

### Landing

With a double glazed windows the front elevation. Loft access point. Feature drop-down lighting.

### Bedroom (1)

With double glazed window to the rear elevation. Radiator. Excellent range of fitted wardrobes.

### Bedroom (2)

Who are the double glazed bay windows the front elevation. Range of fitted wardrobes and dressing table facility. Radiator.

### Bedroom (3)

With a double glazed window to the rear elevation. Radiator. Fitted cupboard where the glowworm combination gas central heating boiler is located.

### Bathroom

With a white suite comprising panelled bath, low-level WC and pedestal wash hand basin. Contemporary black fittings with anti-splash screen fitted with Triton electric shower and shower attachment over over the bath. Tiled areas. Double glazed windows to the side elevation.

### Outside

To the front of the property is an off-road parking facility that continues to the side, leading to a detached concrete sectional garage with power and light laid on. To the rear is a delightful enclosed garden with patio, lawned areas and raised decking.



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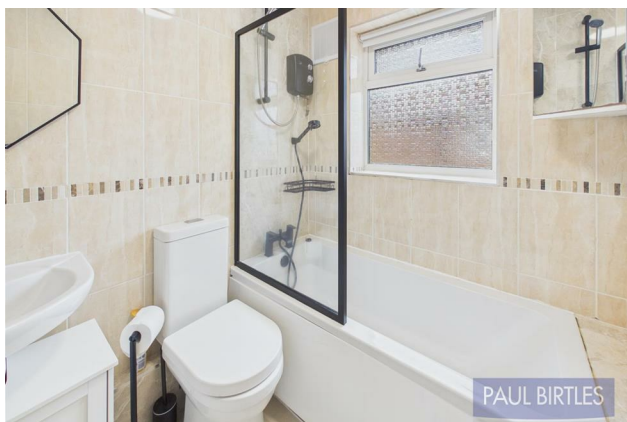
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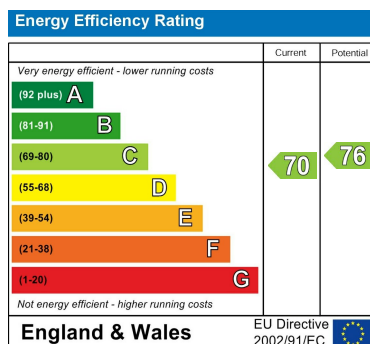
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