







Lawrence Road

Flixton

M41 8UU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

8 Lawrence Road
Flixton
Manchester
M41 8UU

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£360,000

NO ONGOING VENDOR CHAIN A THREE BEDROOM DETACHED PROPERTY SITUATED IN A MOST CONVENIENT LOCATION. Through lounge/dining room. Well appointed bathroom. Offering potential to extend subject to any necessary consents required. Enclosed rear garden. Well regarded primary and secondary schools close by and within easy reach of transport links including Flixton Train Station. Must be viewed to be appreciated. Virtual Tour Available. Approx 800 sq ft.

TO THE GROUND FLOOR

Porch
With a double glazed entrance door with adjacent side window.

Entrance Hall
With tiled flooring. Stairs lead off to the first floor rooms.

Through Lounge/Dining Room
With a double glazed bay window to the front elevation and three meter bifold doors lead out to the rear decking and garden beyond. Tiled flooring. Wood burner provides a focal point of this room. Radiator.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Induction hob, oven with extractor above. Double glazed window to the rear. Tiled splashbacks. Cupboard off housing the 'Ideal' combination gas central heating boiler. Door to garage and also to:

Downstairs WC
With a low-level WC and wall hung wash hand basin. Tiled areas.

Garage
With an up and over door with power and light laid on. Plumbing for a washer and double glazed exit door out to the rear garden.

TO THE FIRST FLOOR

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

Bedroom (1)
With a double glazed bay window to the front. Radiator.

Bedroom (2)
With a double glazed window to rear. Radiator.

Bedroom (3)
With a double glazed window to the rear.

Bathroom
With a three piece white suite comprising 'P' shaped bath, low level WC and pedestal wash hand basin. Chrome ladder radiator. Extractor fan. Spotlighting. Fully tiled.

Outside
To the front of the property is an off-road parking facility.

To the rear is an enclosed garden with decking and paved patio and gravel areas. Pond.


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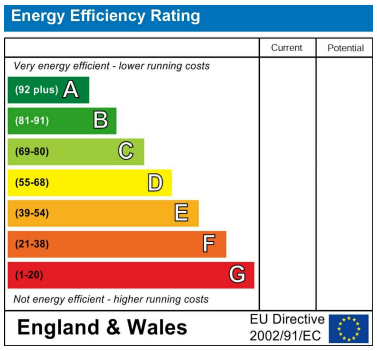

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