



Stile Close
Manchester
M41 5TU

Offers In The Region
Of £420,000

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7 Stile Close
Flixton
Manchester
M41 5TU

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed entrance door. Laminate flooring. Radiator. Stairs lead off to the first floor rooms. Access to:

Downstairs WC

With a white suite comprising wash hand basin and low level WC. Radiator and triple glazed window to the front.

Lounge

With a coal effect fire set within a feature fireplace. Radiator and triple glazed window to the front. Double doors to:

Dining Room

With a radiator and a double glazed sliding patio door to:

Conservatory

Built on at the rear of the house with timber units all round and with double doors to the garden. Laminate flooring.

Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surface to include an oven, hob and extractor. Tiled areas, laminate flooring and triple glazed window to the rear. Radiator. Breakfast bar facility. Integrated fridge. Access to:

Utility Room

With plumbing for a washer, cupboard space and working surfaces. Space for dryer, triple glazed door and window to the outside and access into the garage. The combination gas central heating boiler is located here. (Worcester). Laminate flooring. Radiator and tiled areas.

TO THE FIRST FLOOR

Landing

With a loft access point. Cupboard off for storage etc.

Bedroom (1)

With a radiator and triple glazed window to the front. Range of fitted wardrobes and storage space. Access to:

En-Suite Shower

With a walk-in shower compartment, wash hand basin and low level WC. Triple glazed window to the side, tiled areas and a chrome ladder radiator. Shaver point. Extractor.

Bedroom (2)

With a radiator and a triple glazed window to the rear. Fitted wardrobe/storage space.

Bedroom (3)

With a radiator and a triple glazed window to the front. Fitted wardrobe and storage space.

Bedroom (4)

With a radiator and triple glazed window to the rear.

Family Bathroom

With a white suite comprising panelled bath, wash hand basin with storage below and a low level WC. Tiled areas, triple glazed window to the side and a feature heated towel rail/radiator. Over the bath shower with an anti splash screen fitted.

Outside

To the front of the house is a lawned garden that sets the property well back from the road. A long driveway provides an off road parking facility for up to four cars and gives access to an ATTACHED GARAGE with a double glazed window, power, lighting and an up and over door. To the rear is a good sized enclosed garden with lawn etc. Covered outside seating area.





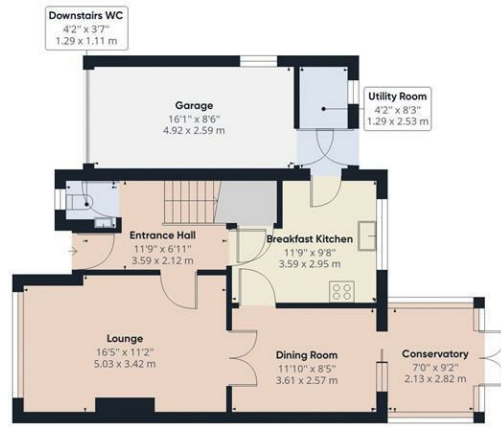
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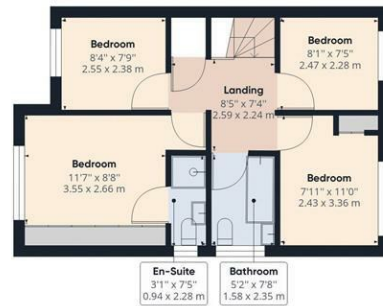
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Ground Floor



Floor 1

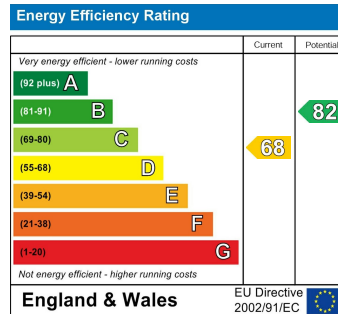
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Approximate total area⁽¹⁾
1215.17 ft²
112.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



DIRECTIONS

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