



Townsgate Way  
Manchester  
M44 6RL

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



38 Townsgate Way

Irlam

Manchester

M44 6RL



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Offers Over £349,999

\*A BEAUTIFULLY PRESENTED AND MUCH IMPROVED MODERN DETACHED PROPERTY\* Freehold and featuring recently re-fitted kitchen and bathroom areas. Excellent family accommodation with four bedrooms and two bathrooms. Open plan kitchen/living/dining area. Utility room and useful downstairs WC. Gas central heating system and double glazing. En-suite to master bedroom. Gardens to the front and rear. Situated on a popular development that's conveniently positioned for local amenities. New flooring right through. Off road parking and garage. Cul-de-sac location. Easy access to the National Motorway Network. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

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

### Lounge

With a radiator and a double glazed window to the front. Laminate flooring. Opening to:

### Kitchen/Dining Room

With a single drainer stainless steel sink unit with a feature mixer tap and a splendid range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There's a double glazed window to the rear and a double glazed sliding patio door out to the rear patio and garden beyond. Tiled areas. Understairs storage off. Laminate flooring. Integrated fridge, freezer and dishwasher. Access to:

### Utility Room

With a single drainer stainless steel sink unit, cupboard space, working surface and a radiator. Double glazed door to outside. Laminate flooring. Plumbing for a washer. Access to:

### Downstairs WC

With a low level WC and wash hand basin. Radiator. Extractor fan.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Linen cupboard off.

### Bedroom (1)

With a radiator and a double glazed window to the front. Access to:



### **En-Suite**

With a walk-in shower, wash hand basin with storage space below and a low level WC. Radiator, double glazed window to the front and tiled areas.

### **Bedroom (2)**

With a radiator and a double glazed window to the front.

### **Bedroom (3)**

With a radiator and a double glazed window to the rear.

### **Bedroom (4)**

With a radiator and a double glazed window to the rear.



### **Bathroom**

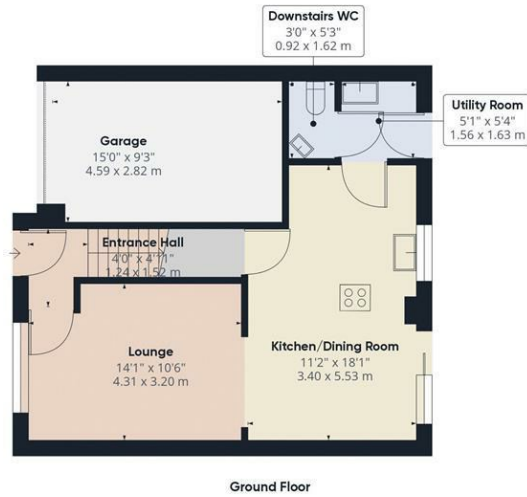
With a three piece white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Tiled areas, double glazed window to the rear and a radiator. Shower attachment over the bath. Extractor fan.



### **Outside**

The property has gardens to the front and rear, the rear being fully enclosed and incorporates a decking patio. A driveway provides an off road parking facility and gives access to an INTEGRAL GARAGE with an up and over door.



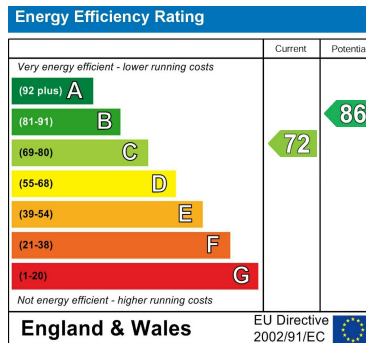
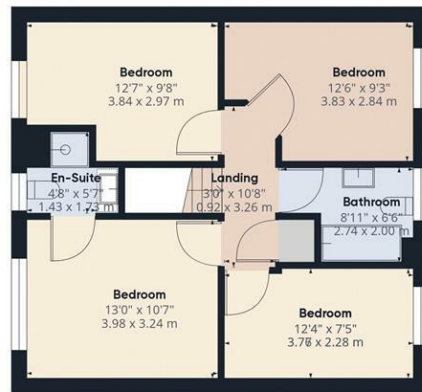


Approximate total area<sup>®</sup>  
1147.96 ft<sup>2</sup>  
106.65 m<sup>2</sup>

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.

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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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