



Town Gate Drive  
Flixton  
M41 6ER

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

1 Town Gate Drive  
Flixton  
Manchester  
M41 6ER



£395,000

\*AN IMMACULATELY PRESENTED  
THREED BEDROOM / TWO BATH  
DETACHED PROPERTY\* Much  
improved by the current owners.

Occupying a really generous plot with  
extensive gardens to the front, side and  
rear. Useful refurbished ground floor  
WC. Lounge-Dining Room-Good sized  
Kitchen and conservatory. Well  
appointed family bathroom and en-suite  
to Master Bedroom. Gas central heating  
system-combination boiler. Double  
glazed windows and exterior doors. Off  
road parking and detached garage with  
rear access. Must be viewed to be  
appreciated. Freehold. Virtual Tour  
Available. 970 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

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

### Downstairs WC

With a white suite comprising low level WC and wash hand basin. Double glazed window. Radiator.

### Lounge

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

### Dining Room

With a radiator and double glazed double doors to:

### Conservatory

Built on at the rear of the property with double glazed units all round and with double doors to outside.

### Kitchen

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces. Gas cooker point, plumbing for a washer, dryer and tiled areas. Double glazed window overlooking the garden and space for fridge/freezer. Feature radiator. Opening to the dining room.

## TO THE FIRST FLOOR

### Landing

With a radiator, a double glazed window and a loft access point. The loft is substantially boarded for storage and is accessed via a drop down ladder with lighting provided.

### 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 and low level WC.

### **Bedroom (2)**

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

### **Bedroom (3)**

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



### **Family Bathroom**

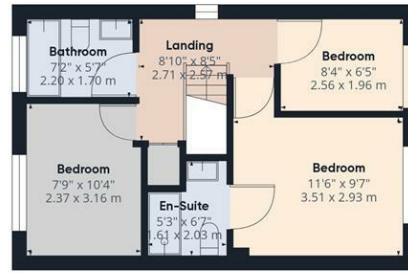
With a white suite comprising panelled bath, wash bowl with storage unit below and a low level WC. Tiled areas, ladder radiator and a double glazed window to the rear. A shower is installed over the bath and an anti-splash screen is fitted.



### **Outside**

The property occupies a really generous plot with extensive gardens that extend to the front, side and rear with lawned and patio sections. With access from the rear (Off Plough Close) is a driveway and a **DETACHED BRICK GARAGE** with power, light and an up and over door.





**Approximate total area<sup>(1)</sup>**  
 1123.86 ft<sup>2</sup>  
 104.41 m<sup>2</sup>

(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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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