



Trevor Road
Flixton
M41 5GT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

1A Trevor Road
Flixton
Manchester
M41 5GT



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£325,000

NO ONGOING VENDOR CHAIN A two double bedroom detached property. Gas central heating system-combination boiler. Double glazed windows. Entrance hall, lounge and kitchen/diner. Well appointed bathroom with shower. Off road parking to the front. Enclosed garden to the rear. Large storage facility in the back garden. Occupying a popular and highly regarded location. Conveniently situated for local amenities. Easy access to Urmston Town Centre and Flixton Station. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Hall

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

Lounge

With a radiator and a double glazed window to the front. Wood flooring. Understairs storage off.

Kitchen/Diner

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces with a 5 ring gas cooker fitted. Wall mounted combination gas central heating boiler. Plumbing for a washer. Double glazed window to the rear and exit door.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a radiator and two double glazed windows to the front. Useful wardrobe/storage area. Laminate flooring.

Bedroom (2)

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

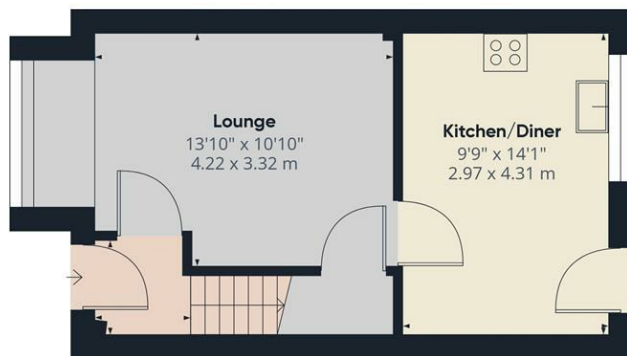
Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Double glazed window to the rear. Radiator.

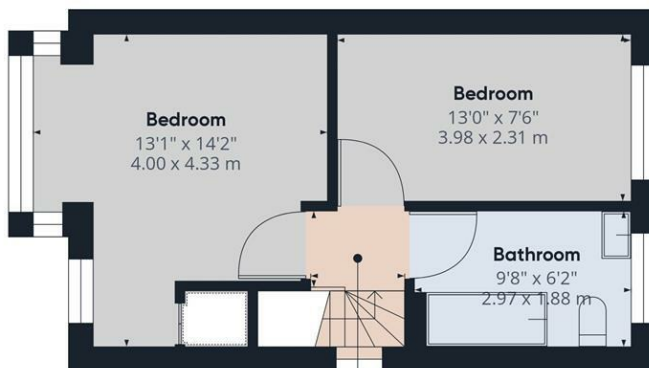
Outside

To the front of the property is a block paved forecourt that provides an off road parking facility for vehicles. To the rear is an enclosed garden with a large CONCRETE SECTIONAL storage facility that has power and light laid on.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
670.86 ft²
62.32 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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