



Town Gate Drive
Flixton
M41 6ER

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

28 Town Gate Drive
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Trafford
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TO THE GROUND FLOOR

Entrance Hall

Laminate flooring. Storage cupboard off where the 'Valliant' combination gas central heating boiler is located.

Lounge

With a double glazed bay window to the front elevation. Radiator. Laminate flooring. Stairs off the first floor rooms.

Kitchen/Diner

Will the range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Built in oven and gas hob with extractor canopy above. Plumbing for a washer. Double glazed windows to the rear. Tiled splasbacks. Radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation. Loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Built-in storage/airing cupboard.

Shower Room/WC

With a walk-in shower enclosure with Myra electric shower. Wall hung wash handbasin and low level WC. Tiled areas. Ladder a radiator. Double glazed window.

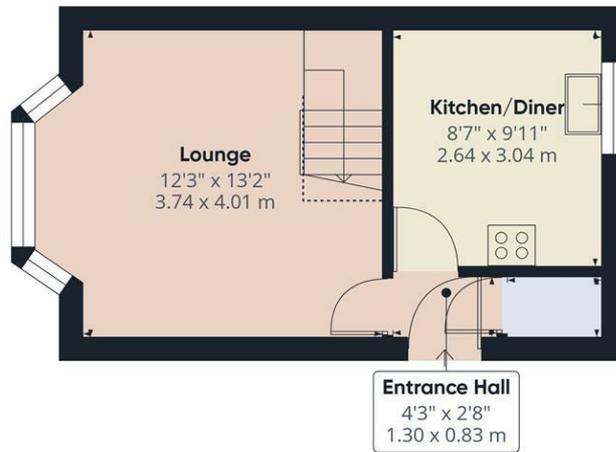
Outside

With an off-road parking facility to the front elevation with lawned garden area. To the rear is a large enclosed garden.

£260,000

NO ONGOING VENDOR CHAIN A two bedroom semi detached property requiring modernisation and improvement. Lounge and kitchen/diner. Two double bedrooms. Shower room WC. Off-road parking to the front. Large enclosed rear garden. Offering great potential. Suitable for a variety of purchasers. Must be viewed to be appreciated. Freehold. Virtual Tour Available. Approx 531 sq ft.





Ground Floor



Floor 1



Approximate total area^m
 531 ft²
 49.2 m²

Reduced headroom
 13 ft²
 1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

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