



12 Cheriton Road Flixton Manchester M41 8RL

£209,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this superbly presented three bedroom end quasi semi detached which is in superb condition throughout. In brief the accommodation comprises welcoming hallway, lounge, dining room, modern fitted kitchen, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heating & fully uPVC double glazed. Externally to the front there is a pleasant garden & pathway to the front door whilst to the southerly facing rear there is a shaped wooden decked patio with lawned garden which is fenced for privacy. In genuine 'move in' condition throughout & a credit to our clients. Ideally placed for the local schools, amenities & transport links. To book your viewing call the team at HOME.

- Well presented throughout
- Dining room
- Gas central heating
- 'Move in' condition
- Three bedroom end quasi semi
- Modern kitchen
- uPVC double glazed
- Lounge
- Three piece bathroom
- Southerly facing rear



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Hallway 5'11 x 17'0 (1.80m x 5.18m)

UPVC double glazed door to front with UPVC double glazed surround. Wooden effect floor and radiator. Stairs to first floor.

Lounge 11'10 x 14'0 (3.61m x 4.27m)

UPVC double glazed window to front, wooden effect floor, coved ceiling and radiator. Archway through to the dining room.

Dining room 8'10 x 9'2 (2.69m x 2.79m)

UPVC double glazed French doors leading to the rear garden, radiator, wood in effect floor and coved ceiling.

Kitchen 8'11 x 9'2 (2.72m x 2.79m)

UPVC double glaze window to rear and door to side. A comprehensive range of matching fitted wall and base units with a wooden effect worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Integrated for ring gas hob, oven and extractor fan. Wine rack, space for the appliances, spotlights and towel floor.

Shaped landing

Open balustrade, UPVC double glazed window to side and loft access. Fitted storage shelving.

Bedroom, one 10'6 x 14'0 (3.20m x 4.27m)

UPVC double glazed window to front and radiator.

Bedroom two 9'1 x 10'6 (2.77m x 3.20m)

UPVC double glazed window to rear and radiator. Built-in storage cupboard with ample hanging and shelving space.

Bedroom three 7'0 x 10'11 (2.13m x 3.33m)

UPVC double glazed windows to front and radiator.

Bathroom 5'10 x 5'11 (1.78m x 1.80m)

UPVC double glazed opaque window to side and to rear. A three piece suite comprising low-level WC, wash hand basin and bath with shower over and glass screen. Tiling to complement, tiled floor and ladder radiator.

Externally

Externally to the front there is a pleasant garden & pathway to the front door whilst to the southerly facing rear there is a shaped wooden decked patio with lawned garden which is fenced for privacy. There is a garden shed. To the side there are two outbuildings currently used for storage.

Tenure

We have been advised by our clients that the property is Leasehold with £25.00 payable annually.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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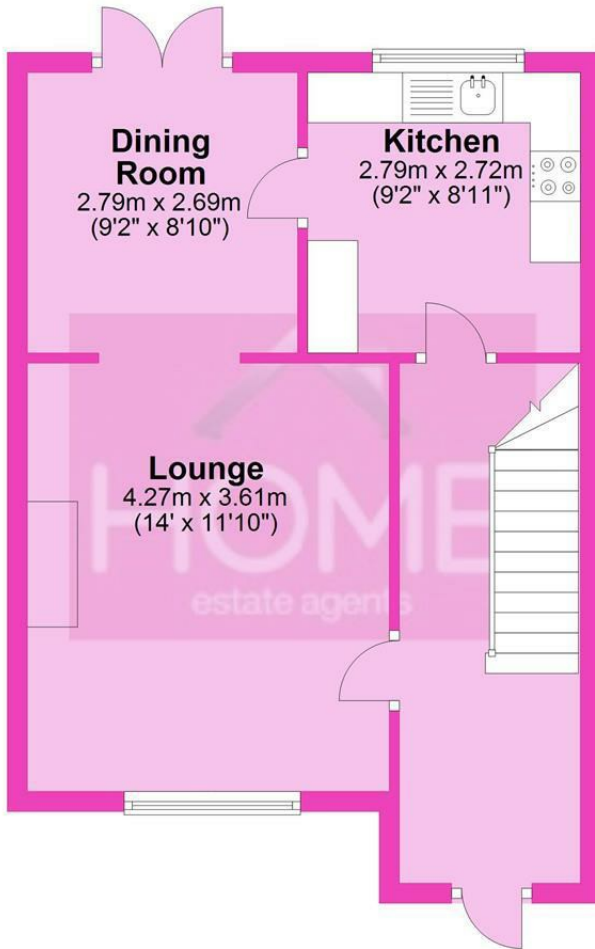
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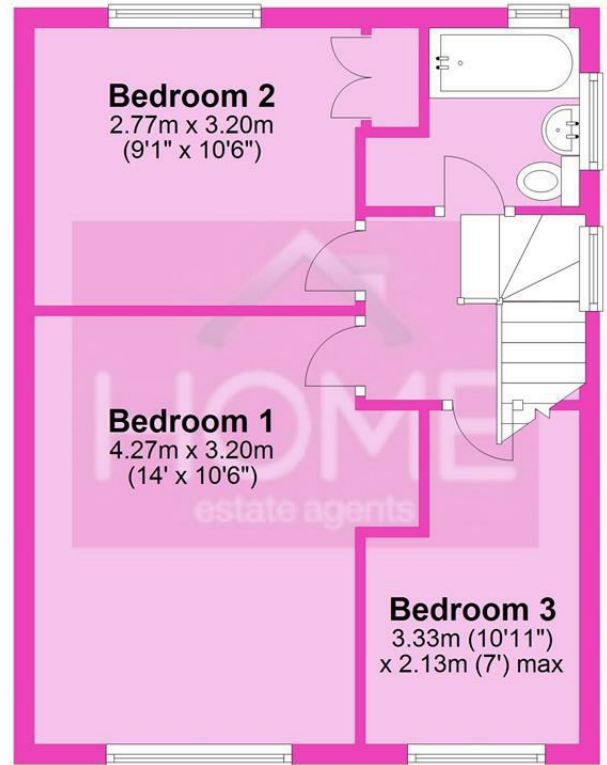
Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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