



3 Alderley Road Flixton Manchester M41 5DW

£299,999

FOUR BEDROOMS! HOME ESTATE AGENTS are delighted to offer for sale this well appointed four bedroom extended semi detached property which is being sold with no vendor chain. Spanning three floors the space available must be viewed to be appreciated. IN brief the ground floor comprises welcoming hallway, lounge, dining room & extended modern kitchen. To the first floor there are three of the four bedrooms & a four piece family bathroom. The fourth bedroom is located in the professionally converted loft space. Warmed by gas central heating & is uPVC double glazed. Externally to the front there is a walled palisade & pathway to the front door. To the rear there is a patio area with wooden decked area. Ideally placed for the well regarded schools, transport links & the ever growing amenities of the area. To book your viewing call the team at HOME.

- Four bedroom semi detached
- Dining room
- uPVC double glazed
- Convenient location
- No vendor chain
- Extended kitchen
- Gas central heating
- Lounge
- Four piece family bathroom
- Spanning three floors



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Hallway 12'11 x 3'7 (3.94m x 1.09m)

uPVC double glazed door to the front with frosted uPVC double glazed top light. Original coved ceiling, wood floor and radiator. Stairs leading to the first floor.

Lounge 12'2 x 11'2 (3.71m x 3.40m)

Wooden fire surround with cast iron fore place housing a living flame gas fire sat on a tiled hearth. Wood floor, coved ceiling and radiator. Open through to the dining room.

Dining room 12'1 x 13'4 (3.68m x 4.06m)

uPVC double glazed window to the rear, wood floor, understairs storage, coved ceiling and radiator.

Extended kitchen 8'2 x 17'5 (2.49m x 5.31m)

Hardwood double glazed French doors leading to the rear garden. Velux window and uPVC double glazed window to the side. A range of matching fitted wall and base units with a rolled edged worktop over. Integrated hon, oven and extractor fan with stainless steel splash back. Incorporating a one and a half unit sink with mixer tap. Space for other appliances, splash tiling, spotlights and wood floor.

Shaped landing

Built in shelving., open balustrade and stairs to the second floor.

Bedroom two 13'1 x 10'10 (3.99m x 3.30m)

uPVC double glazed window to the rear and radiator.

Bedroom three 12'5 x 8'2 (3.78m x 2.49m)

uPVC double glazed window to the front and radiator.

Bedroom four 9'1 x 6'10 (2.77m x 2.08m)

uPVC double glazed window to the front and radiator.

Family bathroom 8'7 x 7'10 (2.62m x 2.39m)

A four piece suite comprises low level WC, wash hand basin, bath and shower cubicle. Tiling to compliment, tiled floor, LED spotlights and ladder radiator. uPVC double glazed opaque window to the rear.

Second floor landing

Velux window and open balustrade.

Bedroom one 16'0 x 14'5 (4.88m x 4.39m)

Velux window, spotlights and radiator.

Externally

Externally to the front there is a walled palisade and pathway to the front door. To the rear there is a patio area with wooden decked area.

Tenure

We have been advised that the property is Freehold.

Council tax

We have been advised that the council tax is band C.

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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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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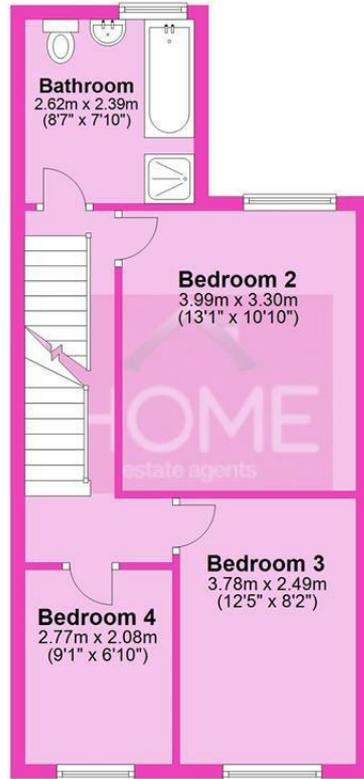
Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Second Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 124.8 sq. metres (1342.9 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			
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