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## 63 Whitelake Avenue Flixton Manchester M41 5GN

### Offers over £350,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached family residence situated in the popular area of Flixton. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, fitted kitchen, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heating & is partially uPVC double glazed. Externally to the front there is a paved driveway providing off road parking whilst to the rear which enjoys a sunny aspect, there is a patio area with lawned garden beyond. Ideally placed for the popular schools, amenities & transport links. To book your viewing call the team at HOME.

- Popular location
- Spacious dining room
- Gardens & parking
- Ideal for amenities
- Three bedroom semi detached
- 'Eat in' kitchen
- Generous dimensions
- Bay fronted lounge
- Three piece bathroom
- Gas central heated



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### Hallway

Door to the front. Original coved ceiling and radiator. Stairs to the first floor.

### Lounge 11'0 x 13'8 (3.35m x 4.17m)

uPVC double glazed bay window to the front, picture rail, coved ceiling and radiator. Wall mounted gas fire with surround and hearth.

### Dining room 14'0 x 14'8 (4.27m x 4.47m)

uPVC double glazed window to the rear, picture rail and radiator. Wall mounted gas fire with surround and hearth.

### 'Eat in' kitchen 13'7 x 9'2 (4.14m x 2.79m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances, splash tiling and gas central heating boiler. Window to the rear and door giving access to the rear garden.

### Shaped landing

Open balustrade, loft access and fitted storage cupboard.

### Bedroom one 13'1 x 15'1 (3.99m x 4.60m)

Two uPVC double glazed windows to the front, coved ceiling and radiator.

### Bedroom two 9'9 x 13'7 (2.97m x 4.14m)

uPVC double glazed window to the rear and radiator. A range of built in wardrobes with ample hanging and shelving space.

### Bedroom three 7'0 x 9'2 (2.13m x 2.79m)

uPVC double glazed window to the rear and radiator.

### Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with shower attachment. Tiling to compliment and radiator.

### Externally

Externally to the front there is a paved driveway providing off road parking whilst to the rear which enjoys a sunny aspect, there is a patio area with lawned garden beyond.

### Tenure

The property is leasehold at £3.50 per annum.

### Council tax

The property is council tax 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



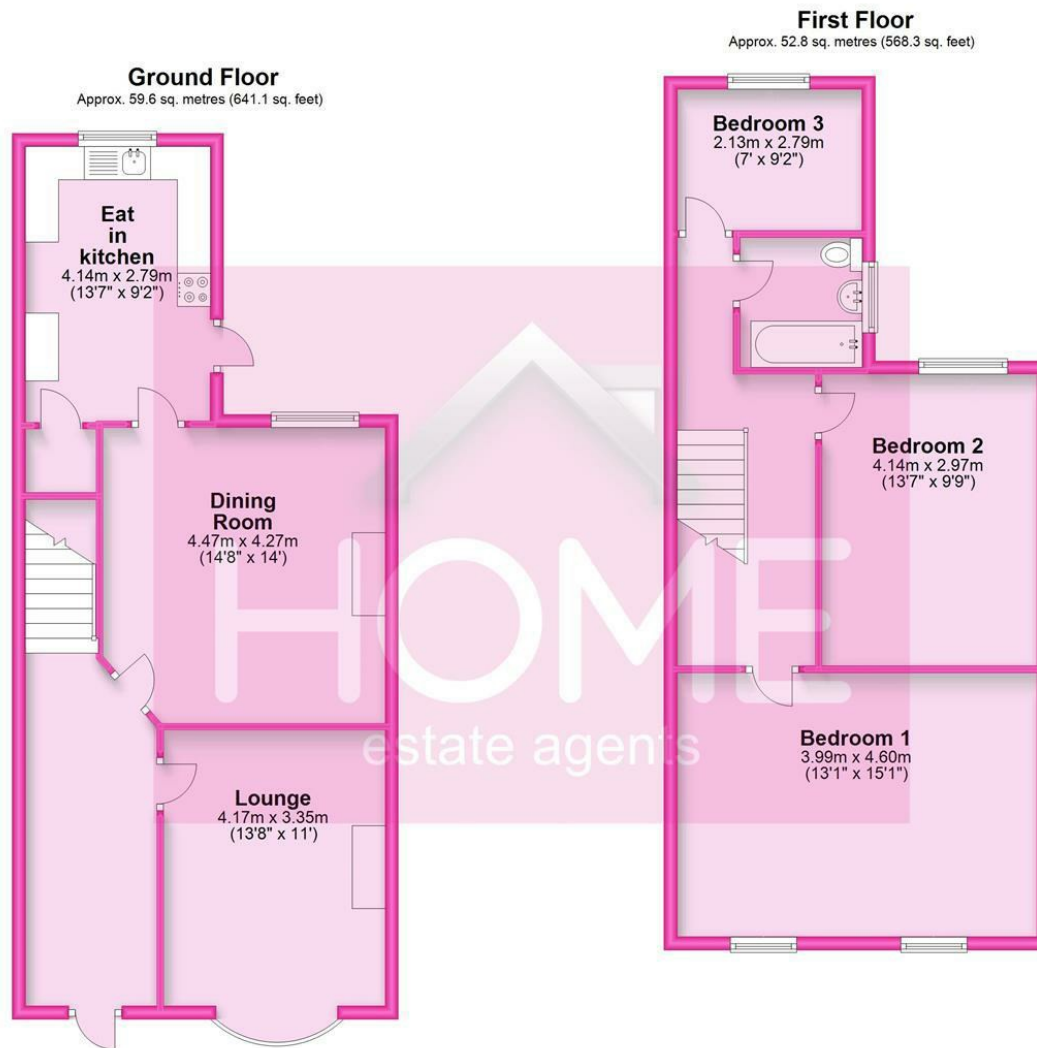


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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