



## 3 Whitegate Park Flixton Manchester M41 6LN

### Offers over £315,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this three bedroom extended semi detached family residence which is being sold with no vendor chain. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted dining room, extended lounge, extended dining kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a four piece shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant garden & driveway providing ample off road parking which leads to an attached garage. To the rear, which benefits from a sunny aspect, there is a patio area with a mainly lawned garden beyond which is fenced for privacy. Ideally placed for the popular local schools, amenities & transport links. To book your viewing call the team at HOME.

- No vendor chain
- Bay fronted dining room
- Downstairs WC
- Driveway & garage
- Extended
- Extended lounge
- Four piece shower room
- Three bedroom semi detached
- Extended dining kitchen
- Gardens front & rear



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#### Porch

uPVC double glazed door to the front. uPVC double glazed on two sides. Entrance to the hallway.

#### Hallway 13'6" x 5'7" (4.12m x 1.71m )

Door to the front with glazed surround. Radiator and stairs to the first floor.

#### Dining room 10'6" x 12'11" (3.21m x 3.95m )

uPVC double glazed bay window to the front and radiator.

#### Extended lounge 17'5" x 10'6" (5.33m x 3.21m )

uPVC double glazed French doors leading to the rear garden. Wall lights and radiator.

#### Extended dining kitchen 15'6" x 14'6" (4.73m x 4.43m )

uPVC double glazed windows to the rear and the side. uPVC double glazed door to the side leading to the rear garden. A comprehensive range of fitted wall and base units with a wooden effect worktop over. Integrated hob, oven and extractor fan. Integrated dishwasher and space for other appliances. Incorporating a one and a half unit sink with mixer tap. Splash tiling, radiator and door through to the garage.

#### Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Wooden effect floor and splash tiling.

#### Shaped landing

Open balustrade, uPVC double glazed window to the side and loft access.

#### Bedroom one 10'3" x 12'10" (3.14m x 3.92m)

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

#### Bedroom two 9'2" x 11'4" (2.80m x 3.47m )

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

#### Bedroom three 7'3" x 6'1" (2.23m x 1.86m )

uPVC double glazed window to the front and radiator.

#### Shower room

uPVC double glazed opaque windows to the rear and the side. A four piece suite comprises low level WC, wash hand basin, bidet and shower cubicle. Tiling to compliment and cupboard housing the gas central heating boiler.

#### Garage 8'4" x 13'3" (2.56m x 4.04m )

Roller shutter door to the front. Power and lighting. Door through to the dining kitchen.

#### Externally

Externally to the front there is a block paved driveway providing ample off road parking which leads to the attached garage. There is an ornate garden and pathway to the front door. To the rear, which benefits from a sunny aspect and not being overlooked, there is a paved patio area with a mainly lawned garden beyond. There is a greenhouse.

#### Tenure

The property is Leasehold with a ground rent of £3.50 payable annually.

#### Council tax

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





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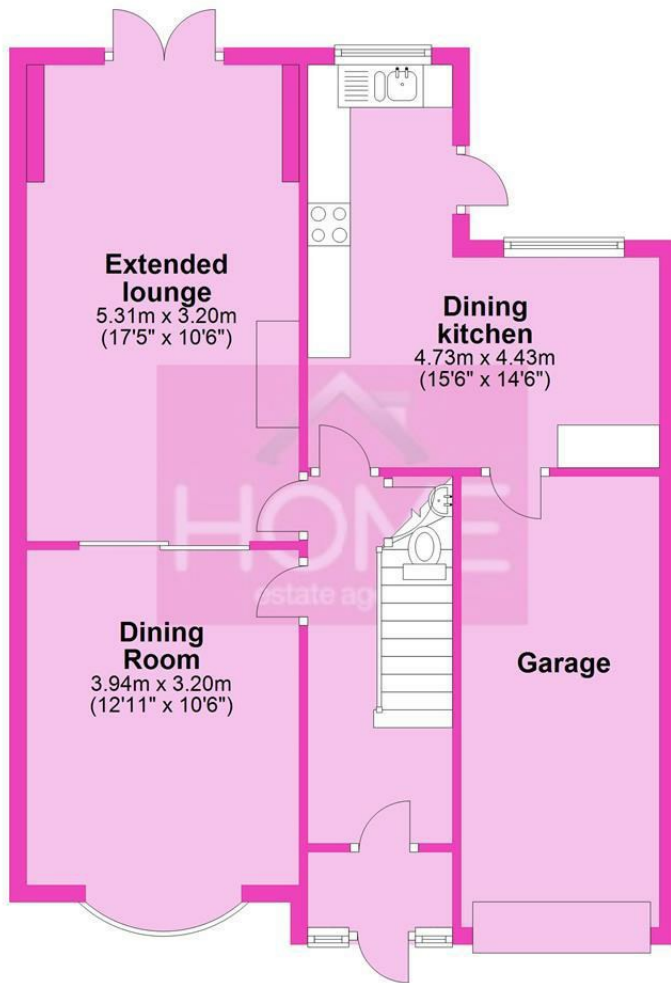


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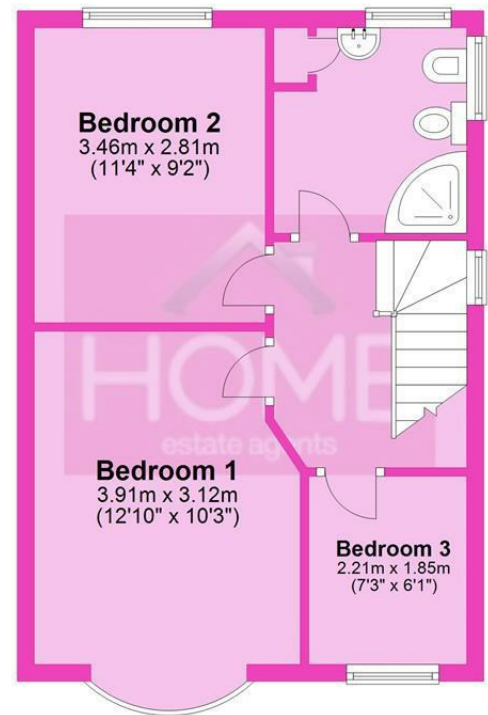
## Ground Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 106.6 sq. metres (1148.0 sq. feet)

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>		
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