



## 11 Whitegate Park Flixton Manchester M41 6LN

### £264,950

NO VENDOR CHAIN AND EXTENDED TO REAR! HOME ESTATE AGENTS are delighted to bring to the market this extended three bedroom semi-detached property located on the quiet cu-de-sac of Whitegate park in Flixton. This spacious property is well located for all local amenities including local transport links and several popular schools. The accommodation offers spacious living and is an ideal family home. The accommodation comprises of porch, entrance hallway, lounge, extended sitting/dining room and extended fitted kitchen. To the upstairs are three good sized bedrooms and a fitted family bathroom. The property is double glazed and warmed by gas central heating. The the outside front is a pved garden and driveway offering off road parking. To the rear is a Southerly mostly lawned garden with paved patio area. To view call HOME on 01617471177.

- No vendor chain
- Extended
- Family bathroom
- Viewing advised
- Great location
- Two reception rooms
- South facing garden
- Cul-de-sac
- Three good sized bedrooms
- Off road parking



## PORCH

### ENTRANCE HALLWAY

Double panel radiator.

### LOUNGE 13'8" x 11'1" (4.17 x 3.40)

UPVC double glazed bay window to front. Electric fire. Double panel radiator.

### SITTING/DINING ROOM 19'1" x 10'4" (5.83 x 3.15)

UPVC double glazed sliding doors to rear. Double panel radiator.

### KITCHEN 10'4" x 11'3" (3.15 x 3.44)

Two uPVC double glazed windows to rear. A range of fitted wall and base units. Rolled edge worktop. Overhead extractor fan. Splash wall tiling. Hardwood window to front.

### LANDING

Shaped., Open balustrade. UPVC double glazed window to side.

### BEDROOM ONE 13'9" x 9'8" (4.20 x 2.95)

UPVC double glazed window to front. Television point. Single panel radiator.

### BEDROOM TWO 11'0" x 8'11" (3.37 x 2.73)

UPVC double glazed window to rear. Single panel radiator.

### BEDROOM THREE 9'7" x 7'3" (2.92m x 2.21m)

UPVC double glazed window to rear. Double panel radiator.

### BATHROOM 8'3" x 7'0" (2.52 x 2.15)

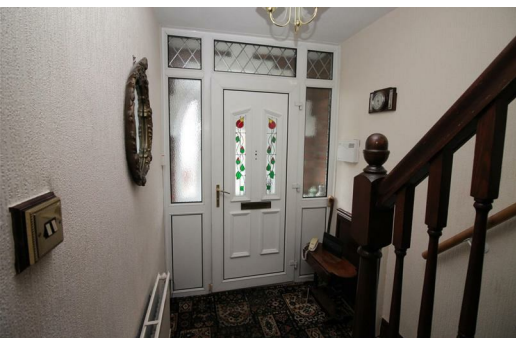
UPVC double glazed opaque window to rear. Bath. WC. Wash hand basin. Splash wall tiling.

## OUTSIDE

The the outside front is a paved garden and driveway offering off road parking. To the rear is a Southerly mostly lawned garden with paved patio area. To view call HOME on 01617471177.

### 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.

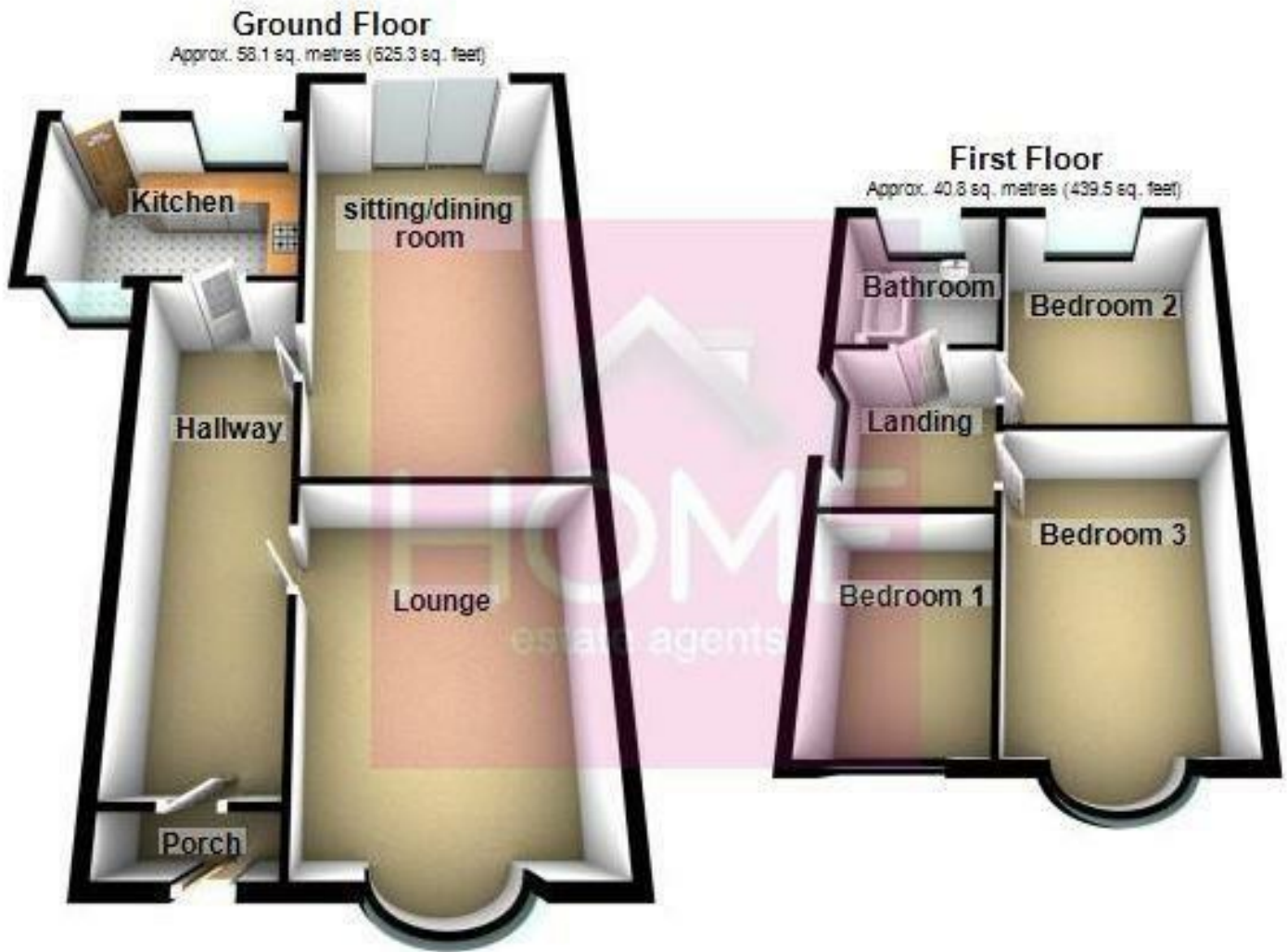







LOCAL EXPERTS THAT GET YOU MOVING

 [www.homestateagents.com](http://www.homestateagents.com)



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 