

#### Urmston Office

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

#### Stretford Office

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
🐦 @homeinstretford

#### Monoton Office

0161 789 8383  
222 Monoton Road, Monoton  
M30 9LJ  
🐦 @homeinmonoton



## 29 Braemar Avenue Flixton Manchester M41 6HP

### £349,950

LARGE REAR GARDEN! HOME ESTATE AGENTS are proud to offer for sale this well appointed two bedroom semi detached true bungalow situated on the peaceful Braemar Avenue in Flixton. Boasting a large rear garden & therefore benefiting from genuine potential for extensions subject to obtaining the required planning consent. In brief the accommodation comprises hallway, lounge, modern fitted kitchen, three piece shower room & the well proportioned two bedrooms. The property is warmed by gas central heating & is uPVC double glazed throughout. Externally to the front there is pleasant garden & printed concrete driveway providing ample off road parking. The driveway continues to the detached garage. The rear garden there is a continuation of the printed concrete with a pathway which leads to a generous lawned garden. A credit to our clients & must be viewed to be appreciated. Call the team from HOME.

- POPULAR CUL DE SAC LOCATION
- Large plot with potential
- Opportunity to extend subject to PP
- Two bedroom bungalow
- Lounge
- Modern fitted kitchen
- Three piece shower room
- Gas central heated
- Impressive driveway & garage



**LOCAL EXPERTS THAT GET YOU MOVING**

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



**Hallway 6'11 x 4'2 (2.11m x 1.27m)**

uPVC double glazed door to the front and uPVC double glazed opaque window to the front. Built in storage cupboard housing the gas central heating boiler.

**Lounge 14'8 x 11'8 (4.47m x 3.56m)**

uPVC double glazed window to the front. Wall mounted living flame gas fire sat on a stone effect hearth. Coved ceiling and radiator.

**Kitchen 8'10 x 7'11 (2.69m x 2.41m)**

A range of matching fitted wall and base units with a rolled edged worktop over. A one and a half unit sink, splash tiling and space for appliances. uPVC double glazed window to the side and uPVC double glazed door to the side. Radiator.

**Shower room 6'6 x 5'10 (1.98m x 1.78m)**

uPVC double glazed opaque window to the side. A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and radiator.

**Bedroom one 12'0 x 9'6 to drobes (3.66m x 2.90m to drobes)**

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

**Bedroom two 8'10 x 8'1 (2.69m x 2.46m)**

uPVC double glazed window to the rear and radiator.

**Detached garage 21'8 x 10'1 (6.60m x 3.07m)**

Remote controlled electric up and over door to the front. Two uPVC double glazed windows to the side.

**Externally**

Externally to the front there is pleasant garden and printed

concrete driveway providing ample off road parking. The driveway continues to the detached garage. The rear garden there is a continuation of the printed concrete with a pathway which leads to a generous lawned garden. Due to the side of the plot there is genuine potential to for extensions subject to obtaining the required planning consent.

**Tenure**

We have been advised that the property is Freehold.

**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.homeestateagents.com](http://www.homeestateagents.com)



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





**LOCAL EXPERTS THAT GET YOU MOVING**

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

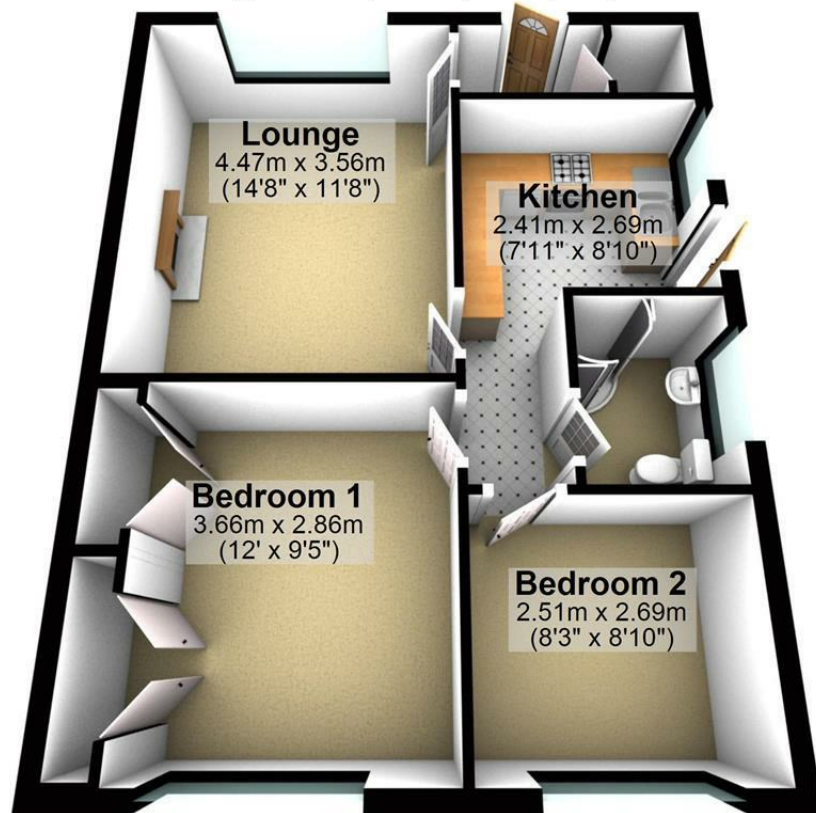


Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





## Ground Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Total area: approx. 52.5 sq. metres (565.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>87</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		
England & Wales		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>	<b>64</b>	<b>86</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		
England & Wales		EU Directive 2002/91/EC 



**LOCAL EXPERTS THAT GET YOU MOVING**

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



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