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## 6 Brighton Grove Flixton Manchester M41 8TB

### Offers over £199,999

**VIRTUAL VIEWING! HOME ESTATE AGENTS** we are pleased to offer for sale this two double bedroom mid terrace property which has been sold with no vendor chain. In brief the property comprises dining room, spacious lounge, fitted kitchen, rear porch, shaped landing, the two double bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front there is an extensive mainly lawned garden which is fence for privacy whilst to the rear there is an enclosed yard. The property is situated off the main road and therefore enjoys a secluded location. Ideally placed to enjoy the ever growing amenities of the area, transport links and the well regarded schools. To book your viewing call a team at HOME

- Two bedroom mid terrace
- Fitted kitchen
- Gas central heated
- Ideal first time buy
- Dining room
- Three piece bathroom
- Generous garden
- Lounge
- uPVC double glazed
- Sold with no vendor chain



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**Dining room 11'2 x 11'10 (3.40m x 3.61m)**

uPVC double glazed door to the front and uPVC double glazed window to the front. Ornate cast iron fireplace, wood floor and radiator.

**Lounge 11'7 x 11'10 (3.53m x 3.61m)**

uPVC double glazed window to the rear and radiator. Understairs storage cupboard. Stairs to the first floor.

**Kitchen 9'6 x 6'0 (2.90m x 1.83m)**

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. Tiled floor. uPVC double glazed window to the side.

**Rear porch 6'7 x 3'0 (2.01m x 0.91m)****Shaped landing**

Closed balustrade. Loft access.

**Bedroom one 11'6 x 11'10 (3.51m x 3.61m)**

Two uPVC double glazed windows to the front and radiator.

**Bedroom two 14'0 x 8'9 (4.27m x 2.67m)**

uPVC double glazed window to the rear and radiator.

**Bathroom 9'4 x 6'1 (2.84m x 1.85m)**

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

**Externally**

To the front there is a large, mainly lawned garden with mature beds. To the rear there is an ornate concrete yard.

**Tenure**

We have been advised that the property is Freehold.

**Council tax**

The property is council tax band B.

**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 Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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## Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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