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136a Irlam Road Flixton Manchester M41 6NA

£399,000

NEW BUILD FAMILY RESIDENCE! HOME ESTATE AGENTS are delighted to offer for sale a rare opportunity to purchase a brand new build in the ever popular area of Flixton. Spanning three floors the proposed development really will boast a high standard of finish & space in abundance. In brief the property comprises welcoming hallway, downstairs WC, open plan kitchen diner leading through to the lounge with Bi-Folding doors, utility room, shaped landing, the three well proportioned bedrooms & a contemporary bathroom suite. Two of the three bedrooms even benefit from ensuite shower rooms. To the front there is a driveway for off road parking which leads to the integral garage. The property could be purchased with the governments 'Help To Buy Scheme' enabling a purchaser to buy with as little as 5% deposit! Perfectly placed for the well regarded schools, transport links & amenities. Call us at HOME for more information on 01617471177.

- NEW BUILD!
- Open plan kitchen diner
- Two ensuites
- High standard of finish
- Three bedroom detached
- Utility room
- Family bathroom
- Lounge
- Downstairs WC
- Help to buy scheme option



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Hallway 16'8" x 7'0" (5.09 x 2.15)

Open plan lounge & kitchen diner 16'3" x 27'0" (4.96 x 8.24)

Downstairs WC 3'1" x 6'7" (0.96 x 2.01)

Bedroom three 11'0" x 9'2" (3.37 x 2.81)

Bedroom two 12'5" x 16'3" (3.81 x 4.96)

Ensuite shower room 8'2" x 4'9" (2.49 x 1.47)

Family bathroom 7'8" x 9'2" (2.35 x 2.81)

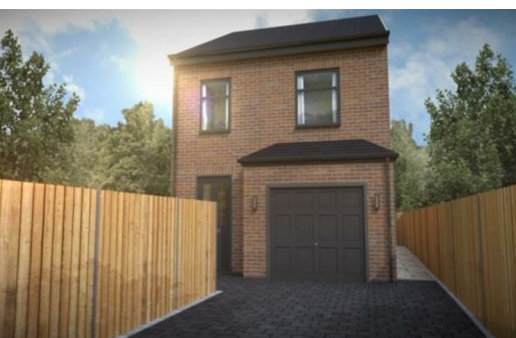
Bedroom one 17'8" x 12'9" (5.41 x 3.91)

Garage

An integral garage.

Externally

To the front there is a driveway and integral garage. To the rear there will be a pleasant garden.

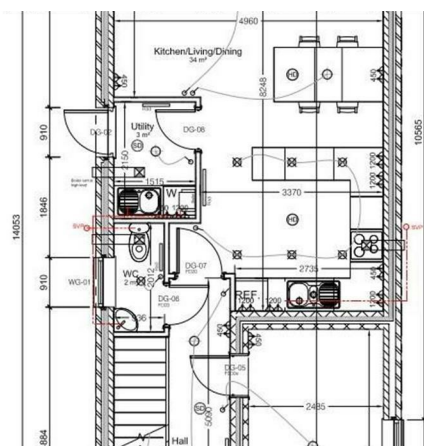
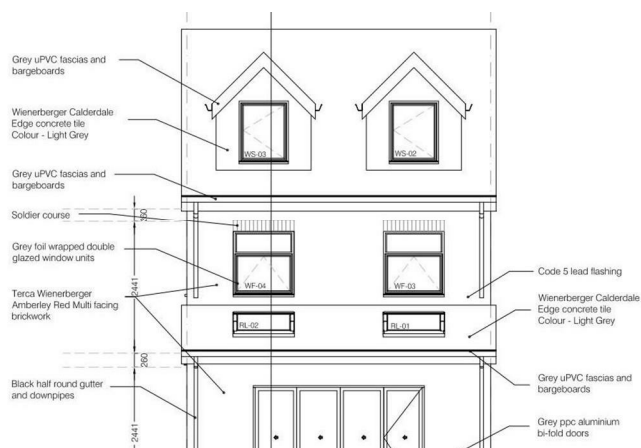
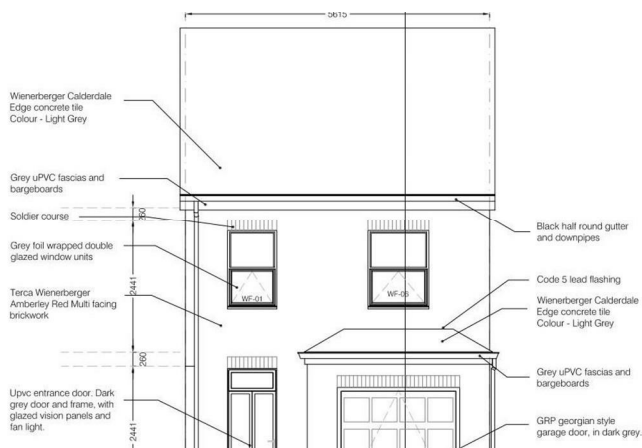


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Manton - 9262084 Urmston - 04331861 Stretford - 08259553



Notes:
Contractors registered sub-contractor or M&E Engineer to provide details, specification and calculations for the electrical work, mechanical ventilation, heating, hot water and general servicing of the dwelling, including kitchens, bathrooms and utility rooms, to satisfy the requirements of the Current Building Regulations and the Domestic Building Services Compliance Guide 2013.

Kitchen layout and electrical feeds etc to be determined by kitchen supplier/client including vent hoods, fixed equipment, etc.

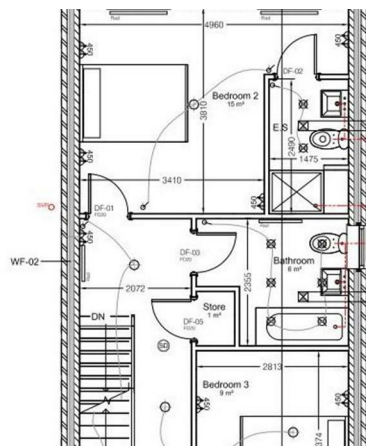
All electrical installation works to be undertaken by a Building Regs Part P registered competent person, and in accordance with the current edition of the IEE regulations.

Heating / Electrical systems shown are indicative, fittings may be varied following consultation with client, to be designed by a competent designer / installer making adequate provision when sizing equipment to ensure elec. capacity is sufficient.

Final decision on type and location of light fittings, white goods, heat sources, specialist equipment etc to be by client.

Final position of gas/electricity meters to be agreed.

Measurements shown are to blockwork/studwork.



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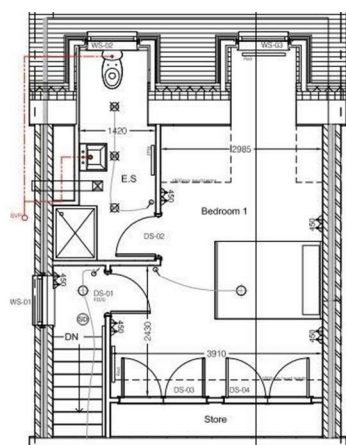
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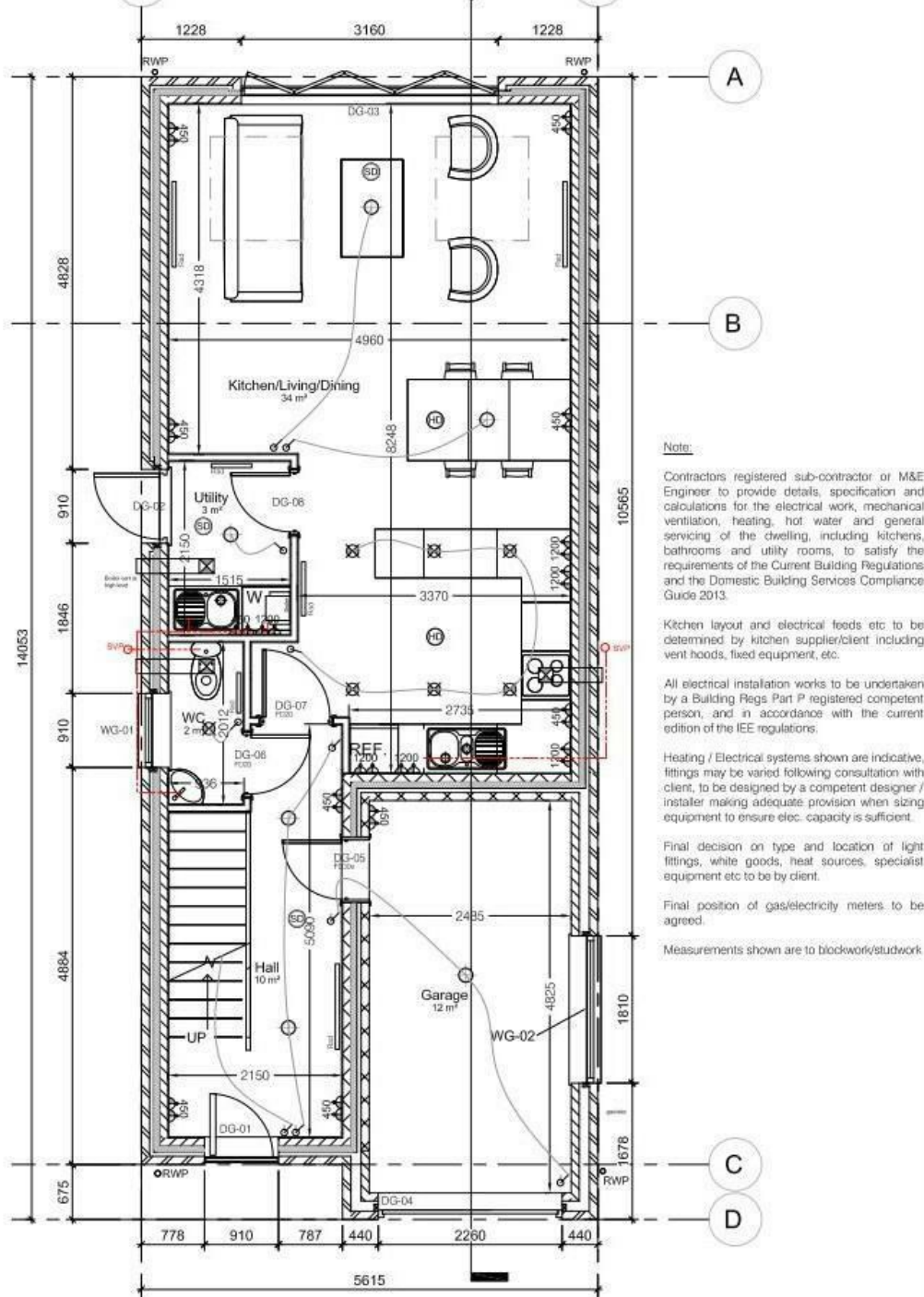
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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