



14 Holly House Drive Flixton Manchester M41 6QS

Offers over £380,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to bring to the market this very well presented four bedroom detached property located in a very popular location. Our vendors have spared no expense in bringing you the property in move in condition. The location of the property means all amenities are close by including shops, local transport links and within the catchment area for several popular schools. With appealing outward views and within walking distance of Urmston town centre we would recommend an early viewing. The accommodation comprises of entrance hallway, lounge, sitting room, fantastic kitchen/dining room with modern features, utility room downstairs WC and bi-fold doors opening on to the rear garden. To the upstairs are four good sized bedrooms with the master having a walk in wardrobe. The family bathroom is of modern design and spacious in size. Warmed by a gas central heating which has been recently fitted and double glazed throughout. To the outside front is a driveway accommodating off road parking for several vehicles. To the rear is a pleasant lawned garden with paved areas. To view call HOME .

- Great location
- Very well presented
- Modern finish throughout
- Fantastic kitchen/dining room
- Converted garage/Sitting room
- Four spacious bedrooms
- Walk in wardrobe
- Modern bathroom
- Downstairs WC/utility room



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ENTRANCE HALLWAY

Wood effect flooring. Double panel radiator.

LOUNGE 15'4 x 10'11 (4.67m x 3.33m)

UPVC double glazed bay window to front. Television point. Double panel radiator.

KITCHEN/DINING ROOM 21'8 x 10'1 (6.60m x 3.07m)

UPVC double glazed window to rear. UPVC double glazed bi-fold doors to rear. A range of high gloss wall and base units. Neff induction hob. Neff built in double electric oven. Neff overhead extractor fan. Rolled edge worktop. one and a half sink with mixer taps with flexible spray hose. Double panel radiator.

SITTING ROOM 16'8 x 7'10 (5.08m x 2.39m)

UPVC double glazed window to the front, radiator, wooden effect floor and television point. Cupboard housing the gas central heating boiler.

DOWNSTAIRS WC/UTILITY ROOM

WC. Plumbing for washing facilities.

LANDING

Shaped. Open balustrade.

BEDROOM ONE 12'5 x 13'5 (3.78m x 4.09m)

UPVC double glazed window to front. Walk in wardrobe. Double panel radiator.

BEDROOM TWO 12'2 x 8'6 (3.71m x 2.59m)

UPVC double glazed window to rear. Double panel radiator.

BEDROOM THREE 15'10 x 7'11 (4.83m x 2.41m)

UPVC double glazed window to front. UPVC double glazed window to side. Double panel radiator.

BEDROOM FOUR 8'7 x 7'9 (2.62m x 2.36m)

UPVC double glazed window to rear. Double panel radiator.

BATHROOM

UPVC opaque double glazed window to rear. Bath with mixer shower. WC. Wash hand basin. Tiled floor. Wall tiling to compliment. Tiled floor.

OUTSIDE

To the outside front is a driveway accommodating off road parking for several vehicles. To the rear is a pleasant garden with paved areas and mostly lawned garden.

TENURE

Leasehold with £18.00 payable annually.

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.

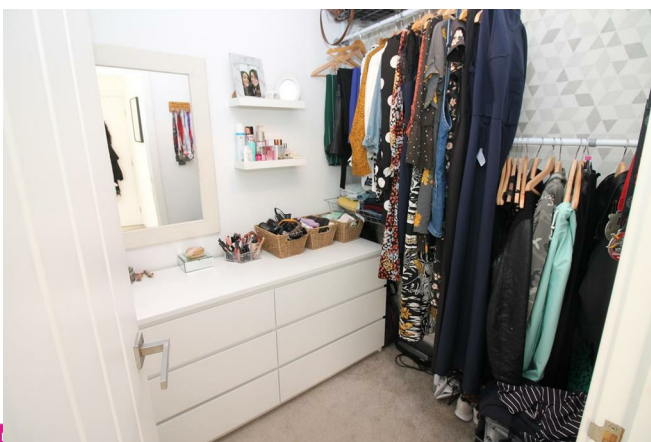


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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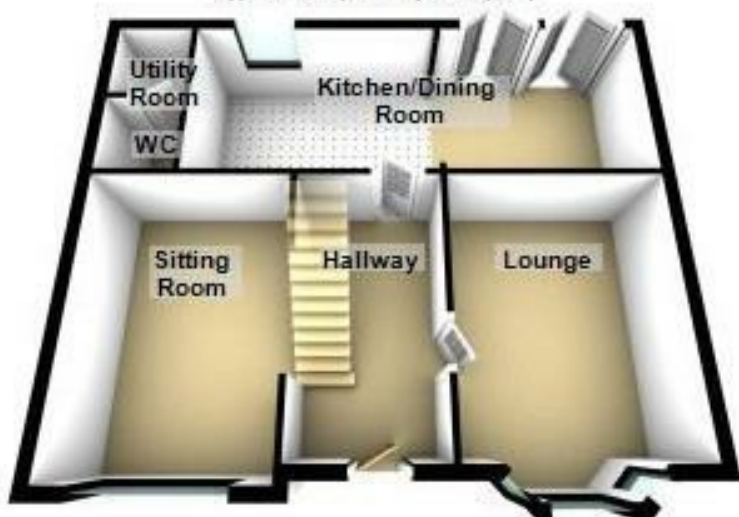
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Ground Floor

Approx. 57.4 sq. metres (517.3 sq. feet)



First Floor

Approx. 56.4 sq. metres (506.8 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 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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