



57 Woodsend Road South Flixton Manchester M41 6QB

£360,000

SPACIOUS FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to offer for sale this well presented & tastefully extended three bedroom semi detached property situated on the peaceful Woodsend Road South in Flixton. In brief the ground floor comprises welcoming hallway, bay fronted lounge, modern breakfast kitchen, dining room & utility room. On the first floor you find the three well proportioned bedrooms along with a contemporary three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a large, block paved driveway providing ample off road parking for several vehicles. To the rear, which enjoys a sunny aspect there is a large patio area & pathway along with a central lawned area. There are two covered wooden decked patio areas & a garden bar. Ideally placed for the well regarded schools & transport links. To book your viewing call the team at HOME.

- Extended family home
- Modern breakfast kitchen
- Contemporary bathroom
- Ideal for popular schools
- Three bedroom semi detached
- Utility room
- Garden with sunny aspect
- Bay fronted lounge
- Dining room
- Large driveway



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Hallway

uPVC double glazed door to the front, wooden effect floor and radiator. Built in storage cupboard. Stairs leading to the first floor.

Lounge 13'6" x 11'7" (4.13m x 3.54m)

uPVC double glazed bay window to the front, coved ceiling, wall lights and radiator. Wall mounted electric fire.

Breakfast kitchen 10'4" x 19'3" (3.15m x 5.89m)

A comprehensive 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, double oven and extractor fan. Integrated dishwasher. Fitted breakfast bar, feature lighting, over counter lighting, spotlights wooden effect floor and upright contemporary radiator. uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden.

Rear hallway

uPVC double glazed door leading to the rear garden.

Dining room 10'11" x 8'8" (3.35m x 2.66m)

uPVC double glazed window to the front, wooden effect floor and radiator.

Utility room 5'10" x 5'11" (1.78m x 1.81m)

A range of fitted wall and base units with a worktop over. Space for

appliances. Cupboard housing the gas central heating boiler. uPVC double glazed window to the rear.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Wooden effect floor.

Shaped landing

Open balustrade. uPVC double glazed window to the side.

Bedroom one 11'6" x 11'11" (3.51m x 3.65m)

uPVC double glazed window to the front, wooden effect floor and radiator. A range of contemporary built in wardrobes with ample hanging and shelving space.

Bedroom two 11'6" x 10'5" (3.51m x 3.18m)

uPVC double glazed window to the rear, wooden effect floor and radiator.

Bedroom three 8'4" x 7'4" (2.55m x 2.25m)

uPVC double glazed window to the front, wooden effect floor and radiator.

Bathroom

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

Externally

To the front of the property there is a

large, block paved driveway providing ample off road parking for several vehicles. To the rear, which enjoys a sunny aspect there is a large patio area and pathway along with a central lawned area. There are two covered wooden decked patio areas and a garden bar.

Tenure

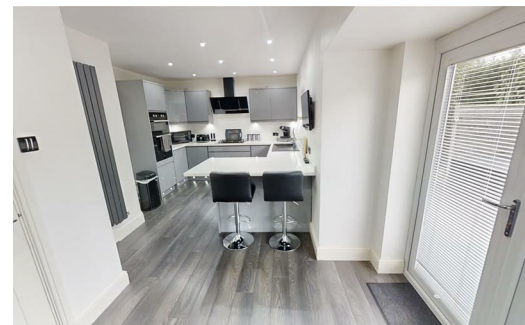
The property is Freehold.

Council tax

The property is council tax band C.

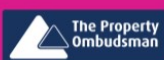
Property disclaimer

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.

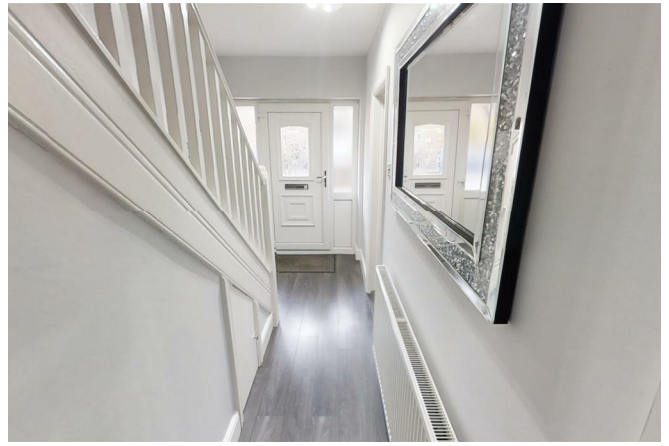


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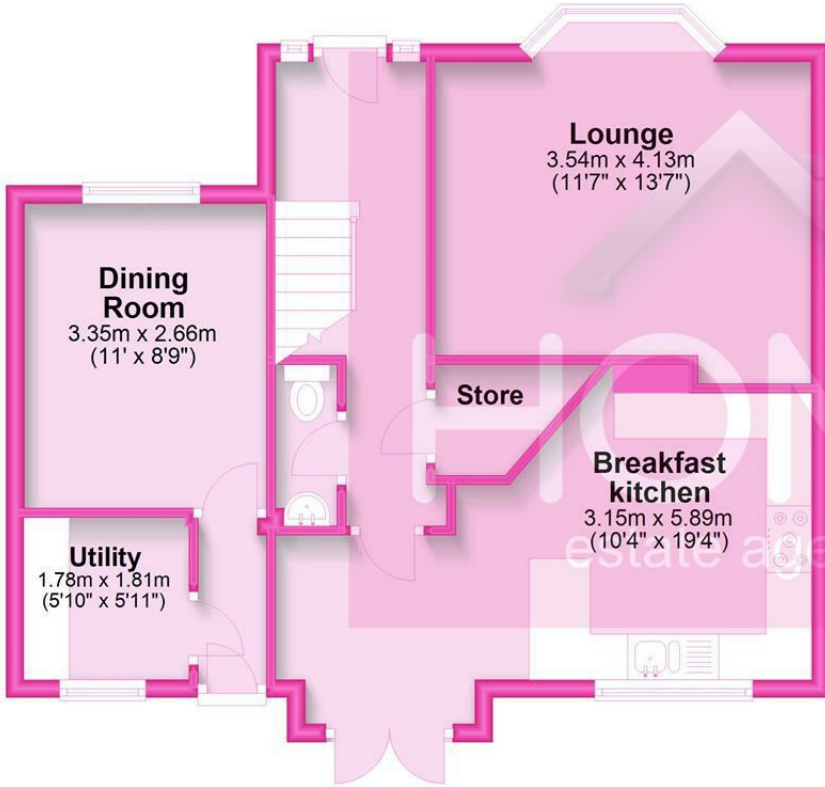
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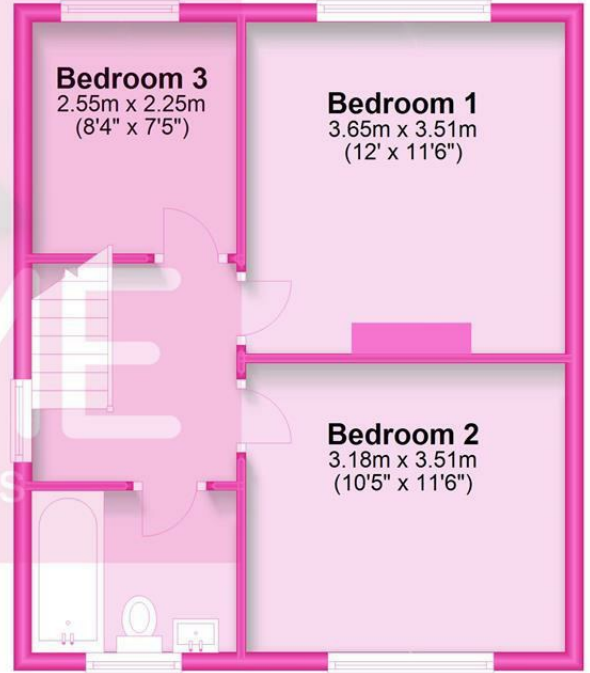
Ground Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



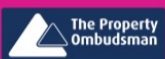
Total area: approx. 97.5 sq. metres (1049.2 sq. feet)

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			
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