



## 36 Delamere Road Flixton Manchester M41 5QL

### £234,950

HOME ESTATE AGENTS are delighted to offer with no vendor chain this very spacious three bedroom mid terraced property on the popular Delamere Road in Flixton. The property has been a loving family home for over sixty years and would make an ideal home for someone looking to put their own personal touch on this desirable property. Located within walking distance of Urmston town centre and within the catchment area for several popular schools. Be sure to book your slot on our open day. The accommodation comprises of entrance hallway, lounge, dining room and fitted kitchen, To the upstairs are three spacious bedrooms and a family bathroom. The property is warmed by gas central heating and is double glazed throughout. To the outside front is a walled garden whilst to the rear is a spacious garden with paved patio areas. To book your viewing call HOME on 01617471177.

- NO VENDOR CHAIN
- Large kitchen
- Double glazed
- Desirable location
- Three spacious bedrooms
- Gardens to front and rear
- Two reception rooms
- Gas central heating
- Viewing advised



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### HALLWAY

Single panel radiator.

### LOUNGE 13'84 x 10'92 (3.96m x 3.05m)

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

### DINING ROOM 12'48 x 10'92 (3.66m x 3.05m)

UPVC double glazed window to rear. Single panel radiator.

### KITCHEN 16'06 x 9'43 (5.03m x 2.74m)

UPVC double glazed windows to side and rear. A range of fitted wall and base units. Rolled edge worktops. Splash wall tiling. Built in storage cupboard. Double panel radiator.

### LANDING

Shaped. Loft access.

### BEDROOM ONE 13'46 x 10'92 (3.96m x 3.05m)

Two uPVC double glazed windows to front. Double panel radiator.

### BEDROOM TWO 12'52 x 9'41 (3.66m x 2.74m)

UPVC double glazed window to rear. Single panel radiator.

### BEDROOM THREE 10'96 x 9'60 (3.05m x 2.74m)

UPVC double glazed window to rear. Double panel radiator.

### BATHROOM

UPVC double glazed opaque window to side. Bath. WC. Pedestal wash hand basin. Splash wall tiling. Double panel radiator.

### OUTSIDE

To the outside front is a walled garden whilst to the rear is a spacious garden with paved patio areas. Top book your viewing call HOME on 0161 7471177.

### 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	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>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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