

#### Urmston Office

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## 80 Ambleside Road Flixton Manchester M41 6QP

### £675,000

AN EXECUTIVE FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to bring to the market this impressive five bedroom modern detached family residence. Spanning three floors & boasting space in abundance making an early viewing essential to appreciate what is on offer. The ground floor comprises welcoming hallway, downstairs WC, large lounge, dining kitchen, conservatory, sitting room & utility room. To the first floor there are three of the five bedrooms, ensuite shower rooms & a contemporary four piece bathroom suite. To the second floor there are the two remaining double bedrooms which benefits from a 'Jack & Jill' ensuite shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a lawned garden with pathway leading to the front door. There is a generous driveway providing ample off road parking which leads to the detached double garage. To the rear it is mainly paved for low maintenance with raised beds. Ideally placed for the green spaces, the well regarded schools & local amenities. To book your viewing call the team at HOME.

- Spacious detached home
- 'Jack & Jill' shower room
- Dining kitchen & utility room
- Double garage
- Five bedrooms
- Four piece family bathroom
- Sitting room
- Ensuite shower room
- Large lounge
- Conservatory



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#### Hallway

Door to the front with uPVC double glazed window to the front, tiling floor and covered ceiling. Stairs leading to the first floor.

#### Downstairs WC 5'4 x 4'0 (1.63m x 1.22m)

uPVC double glazed opaque window to the front. A two piece suite comprises low level WC and wash hand basin. Tiling to compliment and tiled floor.

#### Lounge 21'7 x 11'5 (6.58m x 3.48m)

uPVC double glazed window to the front, coved ceiling, wall lights and two radiators. Feature fireplace with back and hearth housing a living flame gas fire. uPVC double glazed French doors leading to the conservatory.

#### Dining kitchen 14'10 x 13'10 (4.52m x 4.22m)

A comprehensive range of matching fitted wall and base units with rolled edge worktop over. Incorporating a one and a half unit sink with mixer tap and splash tiling. Integrated hob, double oven and extractor fan. Integrated dishwasher. Tiled floor, radiator, UPVC double glazed window to rear and UPVC double glazed French doors leading to the rear garden.

#### Sitting room 11'3 x 9'1 (3.43m x 2.77m)

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

#### Conservatory 11'6 x 8'10 (3.51m x 2.69m)

uPVC double glazed on three sides and uPVC double glazed French doors leading to the rear garden.

#### Utility room 5'10 x 6'4 (1.78m x 1.93m)

Fitted worktop, space for appliances, tiled floor and radiator. Gas central heating boiler.

#### First floor landing

UPVC double glazed window to the front and stairs to the second floor.

#### Bedroom one 14'5 x 11'4 (4.39m x 3.45m)

UPVC double glazed window to front, coved ceiling and radiator.

#### Ensuite 11'4 x 6'1 (3.45m x 1.85m)

UPVC double glazed window to rear. A three piece suite comprising low-level WC, wash hand basin and large shower cubicle with glass screen. Tiled floor, tiled to complement, shaver point and radiator.

#### Bedroom two 11'4 x 9'2 (3.45m x 2.79m)

UPVC double glazed window to rear and radiator. Built in wardrobes with hanging and shelving space.

#### Bedroom three 6'10 x 9'2 (2.08m x 2.79m)

UPVC double glazed window to front, radiator and built-in wardrobes with hanging and shelving space.

#### Family bathroom 9'11 x 6'1 (3.02m x 1.83m)

UPVC double glazed opaque window to rear. A luxury four piece suite comprising low-level WC, vanity wash hand basin, built-in shower cubicle and separate freestanding designer bath. Tiling to complement, tiled floor, shaver point and radiator.

#### Second floor landing

Open balustrade and built in storage cupboard.

#### Bedroom four 16'10 x 9'1 (5.13m x 2.77m)

UPVC double glazed windows to front and side. Coved ceiling and radiator. Door through to the 'Jack and Jill' ensuite.

#### Bedroom five 16'10 x 11'9 (5.13m x 3.58m)

UPVC double glazed windows to front and side. Coved ceiling and radiator. Door through to the 'Jack and Jill' ensuite.

#### Jack & Jill ensuite 10'7 x 7'6 (3.23m x 2.29m)

A modern three-piece suite comprises enclosed flush WC, vanity wash hand basin and built in shower cubicle with glass screen. Tiled floor, tiling to complement, shaver point and radiator. UPVC double glazed opaque window to rear.

#### Externally

Externally to the front there is a pathway leading to the front door along with a mainly lawned garden which benefits from mature beds. There is also a generous driveway providing ample off-road parking leading to the double garage. To the rear which is mainly paved for easy maintenance and is fenced for privacy. Access to the garage.

#### Double garage 17'1 x 16'7 (5.21m x 5.05m)

To open over doors to front. Power and lighting. UPVC double glazed door to side giving access to the rear garden.

#### Tenure

We have been advised by our clients that the property is Freehold.

#### 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.



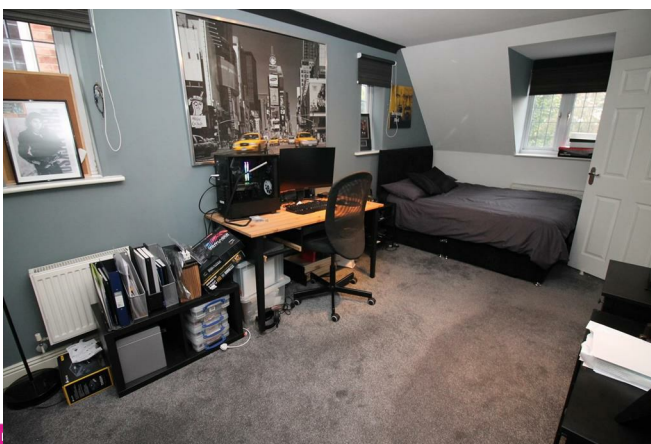
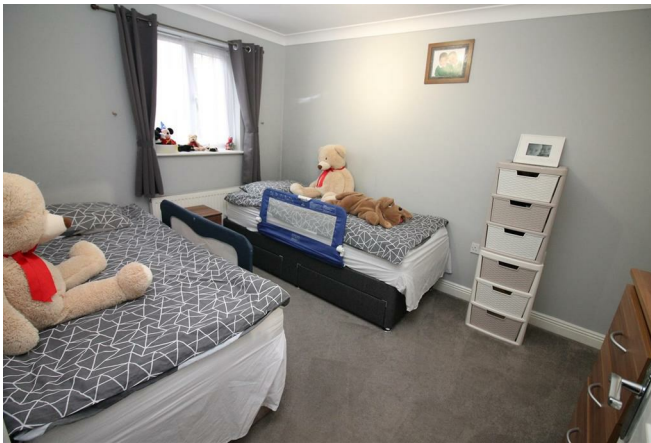
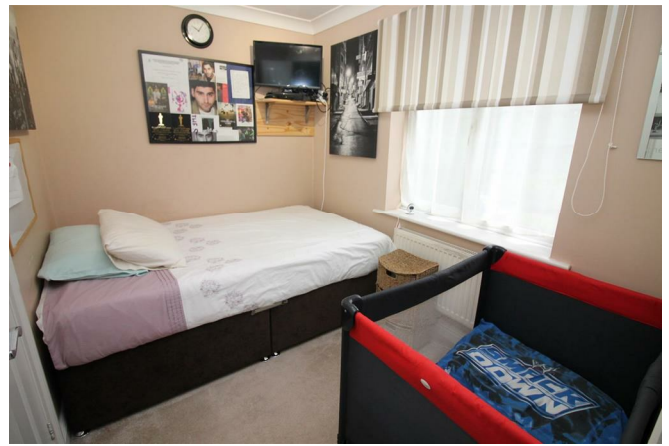
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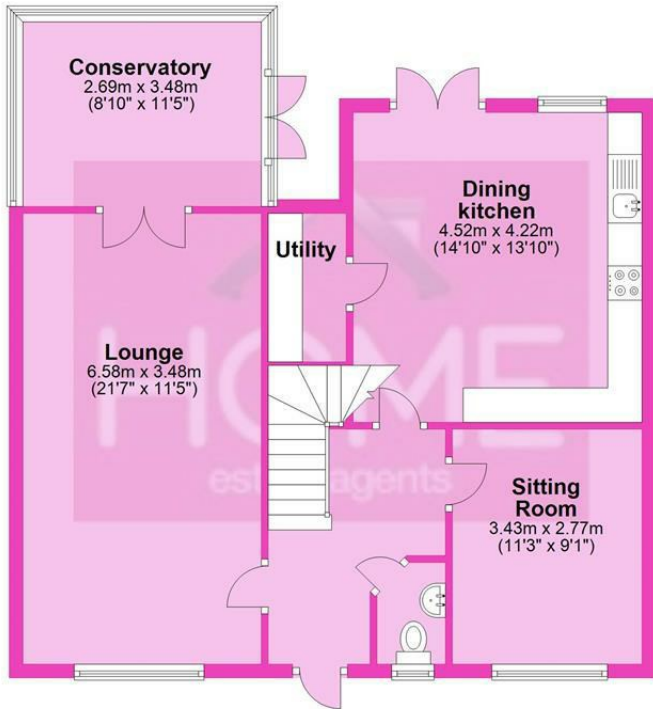


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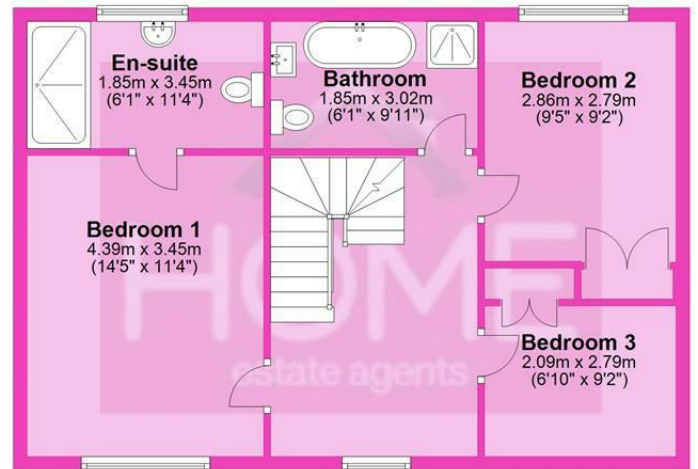
## Ground Floor

Approx. 75.3 sq. metres (811.0 sq. feet)



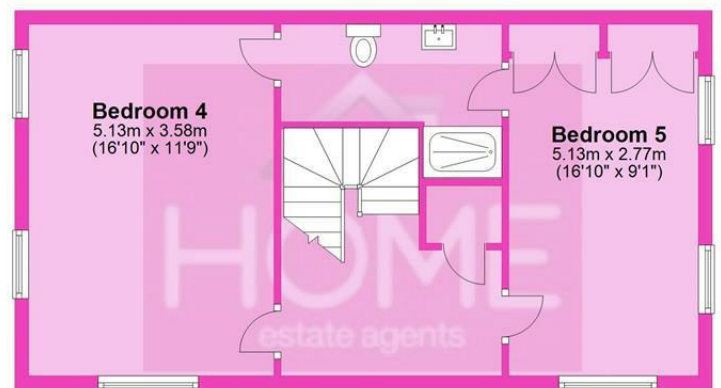
## First Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



## Second Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



Total area: approx. 184.6 sq. metres (1987.0 sq. feet)

### 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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