



2 Norreys Avenue Flixton Manchester M41 8TJ

£304,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this immaculately presented and tastefully finished three bedroom extended semi detached property situated in the popular area of Flixton. In brief the property comprises UPVC porch, welcoming hallway, bay fronted lounge, sitting room, extended dining kitchen, shaped landing, the three well proportioned bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front there is an extensive paved driveway providing ample off road parking which leads to an attached single garage. To the rear there is a paved patio area with a lawned garden beyond with mature beds and is fenced for privacy. Ideally placed for the well-regarded schools, local amenities and transport links. To book your viewing call the team at HOME.

- Generous corner plot
- Porch & hallway
- Extended dining kitchen
- Garden to the rear
- Three bedroom semi detached
- Bay fronted lounge
- Three piece bathroom
- Extended
- Sitting room
- Extensive driveway



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Porch

UPVC double glazed on three sides and UPVC double glazed door to front. Entrance through to the hallway.

Hallway 8'11 x 6'10 (2.72m x 2.08m)

UPVC double glazed door to front with UPVC double glazed surround. Radiator and stairs to first floor.

Lounge 13'10 x 11'1 (4.22m x 3.38m)

UPVC double glazed bay window to front and radiator. A contemporary in wall living flame gas fire with stone effect surround.

Sitting room 11'1 x 13'5 (3.38m x 4.09m)

UPVC double glazed French doors leading to the rear garden. Feature stone effect fireplace housing an in wall living flame gas fire. Radiator and television point.

Extended dining kitchen 14'6 x 10'6 (4.42m x 3.20m)

A comprehensive range of matching fitted wall and base units with rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap and splash tiling. Integrated gas hob, double oven, microwave, extractor fan, washing machine and dishwasher. Space for other appliances. UPVC double glazed window to rear and UPVC double glazed opaque door to side giving access to the garden. Wooden effect flooring and radiator. Cupboard housing the combination gas central heating boiler.

Shaped landing

UPVC double glazed window to side and open balustrade. Loft access. The loft is partially boarded providing ample storage and has a fold down ladder for access.

Bedroom one 12'1 x 11'1 (3.68m x 3.38m)

UPVC double glazed window to front and radiator. A comprehensive range of built in floor to ceiling wardrobes with ample hanging and shelving space. Fitted drawers and fitted dresser.

Bedroom two 13'0 x 11'2 (3.96m x 3.40m)

UPVC double glazed window to rear and radiator.

Bedroom three 9'1 x 6'8 (2.77m x 2.03m)

UPVC double glazed window to front and radiator.

Bathroom 6'8 x 6'9 (2.03m x 2.06m)

A three piece suite comprises low-level WC, wash hand basin and bath with shower attachment. Tiling to complement, extractor fan, radiator and UPVC double glazed opaque window to rear.

Garage 11'10 x 14'10 (3.61m x 4.52m)

Up and over door to the front and uPVC door giving access to the rear. Power and lighting.

Externally

Externally to the front there is an extensive paved patio area providing ample off road parking which leads to the attached single garage. To the side there is access to the rear. To the rear there is a paved patio area with lawned garden beyond which benefits from mature borders. The rear garden is also fence for privacy.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

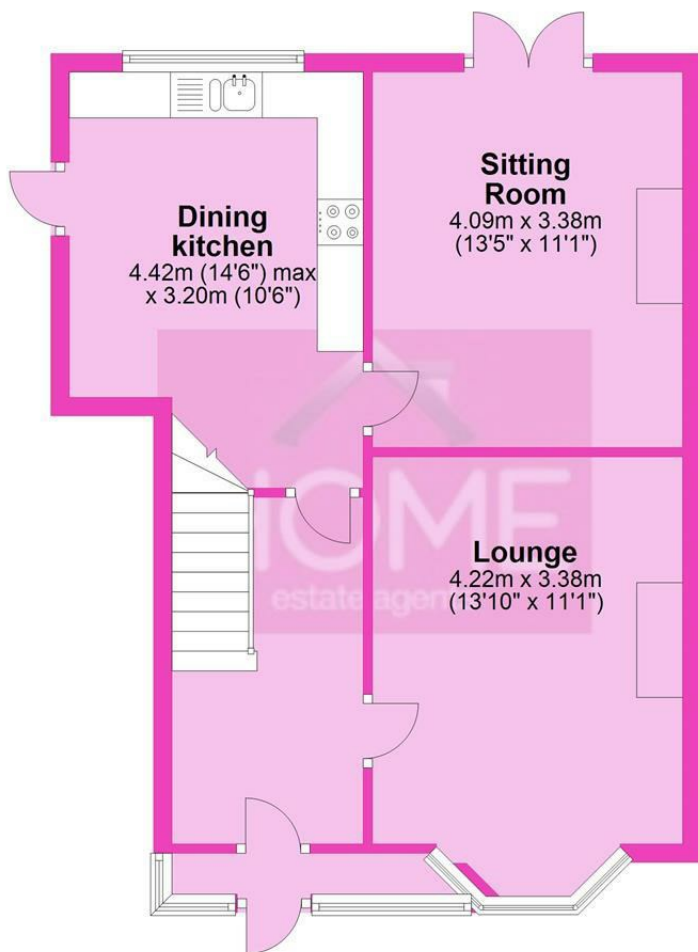
 www.homestateagents.com



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

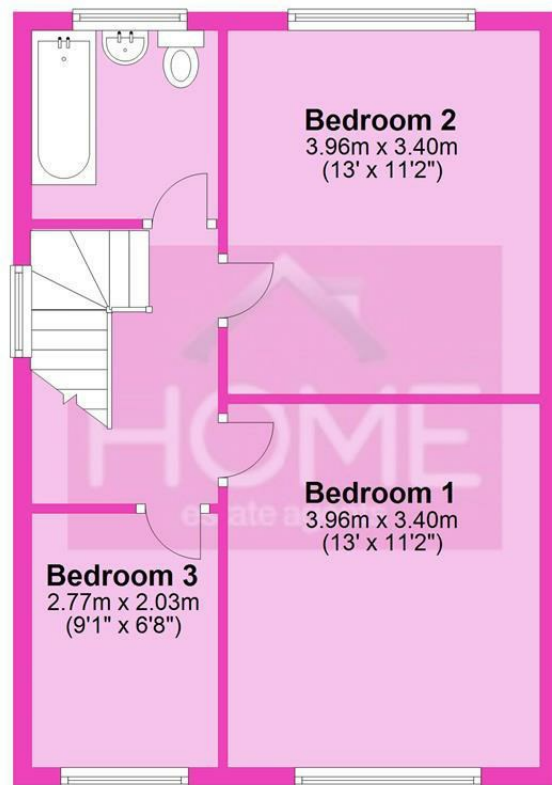
Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



Total area: approx. 94.8 sq. metres (1020.4 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			
England & Wales		EU Directive 2002/91/EC	



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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