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1 Beechfield Avenue Flixton Manchester M41 5RT

£439,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this tastefully four bedroom extended semi detached family residence situated on a peaceful Flixton cul de sac. In brief the accommodation comprises welcoming hallway, bay fronted lounge, bay fronted dining room, modern breakfast kitchen, downstairs WC, shaped landing, the four well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Ideally placed for the well regarded schools, Trafford General Hospital & amenities. To book your viewing call the team at HOME.

- Cul de sac location
- Bay fronted lounge
- Downstairs WC
- Generous driveway
- Four bedroom semi detached
- Bay fronted dining room
- Three piece bathroom suite
- Tastefully extended
- Modern breakfast kitchen
- Garden with southerly aspect



LOCAL EXPERTS THAT GET YOU MOVING

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

Hallway 15'6" x 6'3" (4.73m x 1.93m)

uPVC double glazed door to the front and uPVC double glazed windows to either side. Wooden effect floor, picture rail and stairs to the first floor.

Lounge 16'4" x 10'2" (4.99m x 3.12m)

uPVC double glazed bay window to the front and uPVC double glazed patio doors leading to the rear garden. Wooden effect floor, picture rail and radiator.

Dining room 12'3" x 10'0" (3.75m x 3.05m)

uPVC double glazed bay window to the front, wooden effect floor, picture rail and radiator. Open through to the kitchen.

Breakfast kitchen 14'0" x 16'0" (4.28m x 4.90m)

uPVC double glazed window to the rear and uPVC double glazed patio doors giving access to the rear garden. A comprehensive range of matching fitted wall and base units with a butcher block worktop over. Fitted breakfast bar. Incorporating a double unit Belfast style sink with mixer tap. Integrated hob and oven. Space for other appliances. Splash tiling, upright radiator and wooden effect floor.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling.

Shaped landing

Open balustrade, picture rail and loft access. uPVC double glazed window to the rear.

Bedroom one 16'4" x 10'7" (4.99m x 3.23m)

uPVC double glazed bay window to the front and uPVC double glazed window to the rear. Picture rail and radiator. The dressing area benefits from having plumbing for an ensuite.

Bedroom two 9'0" x 11'9" (2.76m x 3.59m)

uPVC double glazed bay window to the front, picture rail and radiator.

Bedroom three 11'9" x 9'0" (3.59m x 2.76m)

uPVC double glazed window to the rear, picture rail and radiator.

Bedroom four 6'3" x 6'9" (1.93m x 2.06m)

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

Bathroom

A three piece suite comprises low level WC, vanity wash hand basin and bath with shower over. Tiling to compliment and tiled floor. Ladder radiator. uPVC double glazed opaque window to the rear.

Externally

To the front of the property there is a generous paved driveway providing ample off road parking. There is a gate to the side for access. To the rear, which enjoys a southerly aspect, there is a large paved patio with a mainly lawned garden beyond, mature beds and is fenced for privacy.

Leasehold

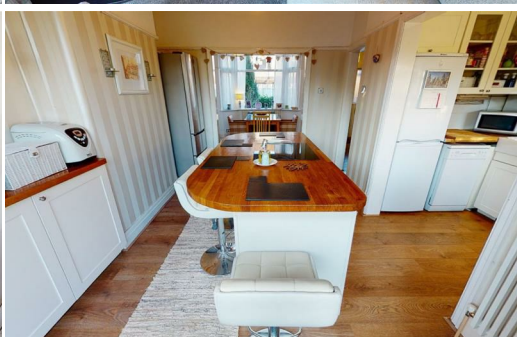
The property is Leasehold with a ground rent of £5.00 payable annually.

Council tax

The property is council tax band D.

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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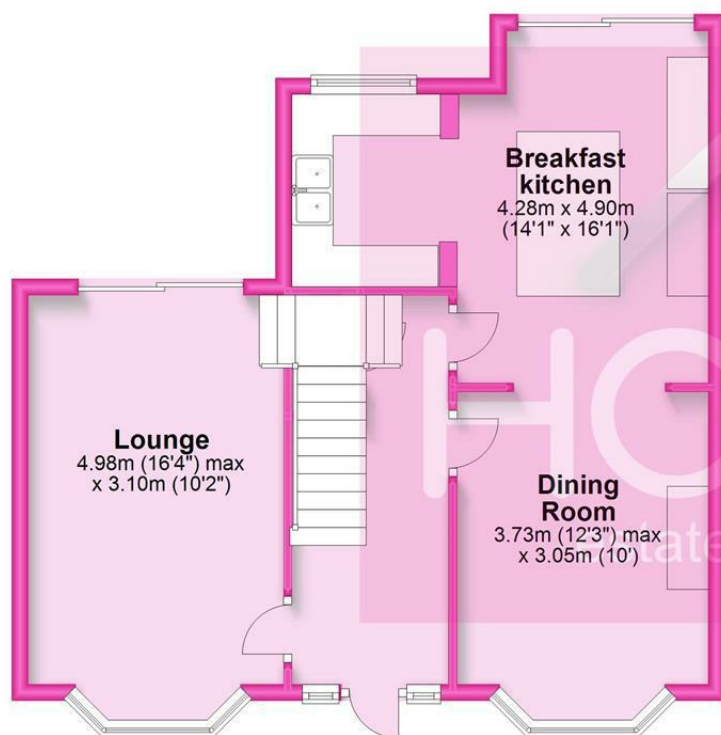
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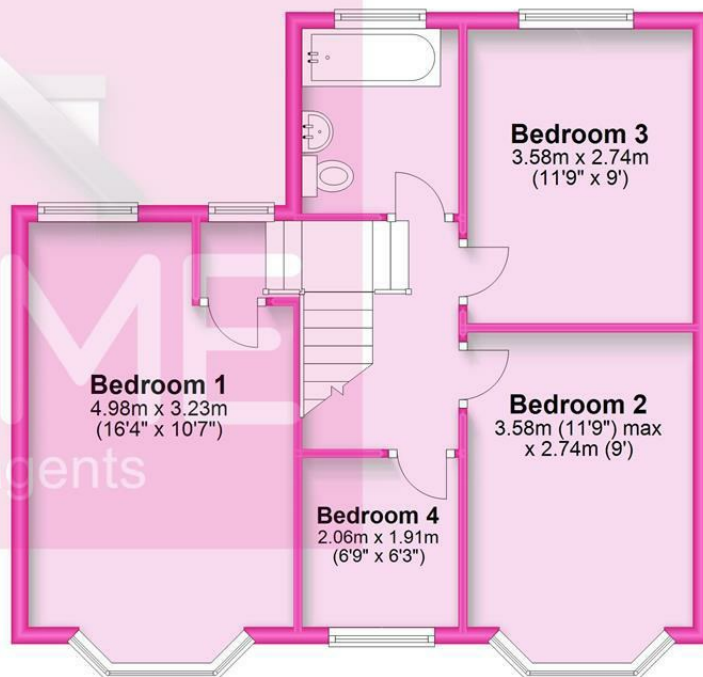
Ground Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



First Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



Total area: approx. 106.4 sq. metres (1145.1 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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