



3 De Brook Close Flixton Manchester M41 6QH

£569,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this beautiful four bedroom executive detached family residence situated on a peaceful Flixton cul de sac. If you are looking for quality, space in abundance & a desirable location be sure to book your viewing. The property was built on the historic land of De Brook farm and is close to the local nature reserve. The accommodation comprises of entrance hallway, living room, downstairs WC and large modern kitchen/diner. To the upstairs are four good sized bedrooms with bedroom one benefiting from en suite facilities. There is also a modern family bathroom. The property is fully double glazed and warmed by gas central heating. To the outside the space continues with a private driveway to the rear of the property offering off road parking for multiple vehicles and a double garage. One garage is currently converted and used as a gym by the current owners. To the rear is a fantastic enclosed garden with an artificial lawned area and decorative composite decking area. To arrange your viewing call the team at HOME.

- Four Bedrooms
- Large Lounge
- Double Garage
- Cul-De-Sac
- Detached Property
- Kitchen / Dining Room
- Off Road Parking
- Ensuite Shower Room
- High Spec Throughout
- Rear Garden



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Hallway

Radiator. Wood flooring. Storage cupboard.

Lounge 22'8" x 11'3" (6.92 x 3.45)

uPVC double glazed window to front and side. Television point. Electric fire and radiator.

Kitchen Dining Room 22'3" x 12'9" (6.79 x 3.89)

A comprehensive range of high gloss fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated five ring gas hob, electric oven and microwave and extractor fan. Integrated dishwasher. Wooden effect flooring, spotlights and radiator. uPVC double glazed window to the front and side and bi-fold leading outside.

Downstairs WC

WC. Pedestal wash hand basin. Splash wall tiling Double panel radiator. uPVC double glazed window to the rear.

Shaped Landing

Shaped. Open balustrade. Storage cupboard. Radiator. Loft Access.

Bedroom One 13'0" x 11'8" (3.97 x 3.58)

uPVC double glazed window to front. Double panel radiator. Television point. Built in wardrobes.

Ensuite

uPVC double glazed opaque window to front. WC. Pedestal wash hand basin. Shower cubicle. Splash wall tiling. Double panel radiator.

Bedroom Two 13'2" x 10'9" (4.03 x 3.30)

uPVC double glazed window to front and double panel radiator. Built in wardrobes.

Bedroom Three 8'11" x 11'8" (2.74 x 3.56)

uPVC double glazed window to side and radiator. Built in wardrobes.

Bedroom Four 8'10" x 8'10" (2.71 x 2.71)

uPVC double glazed window to side and radiator.

Family Bathroom

uPVC double glazed opaque window to rear. WC. Bath with shower over. Pedestal wash hand basin. Tiled to compliment Double panel radiator.

Externally

To the outside the space continues with a charming private driveway to the rear of the property offering off road parking for multiple vehicles and a double garage. One garage has been converted into a gym by the current owners and benefits from power and lighting. To the rear is a fantastic enclosed garden with an artificial lawned area, composite decking sitting area, and raised flower beds.

Tenure

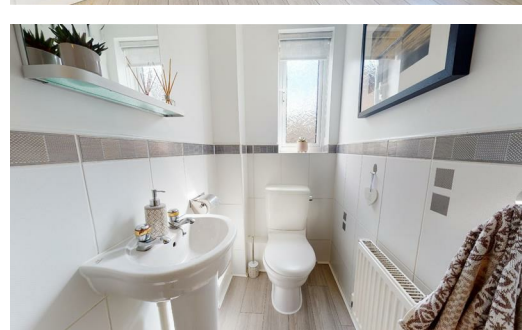
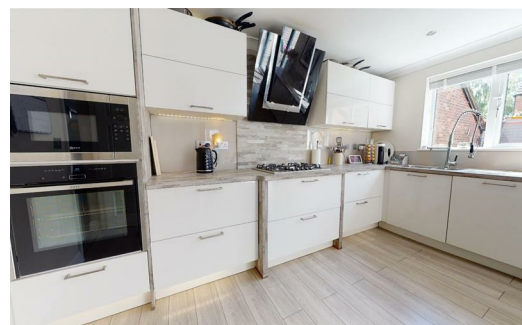
The property is freehold.

Council Tax

The property is council tax band E.

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 Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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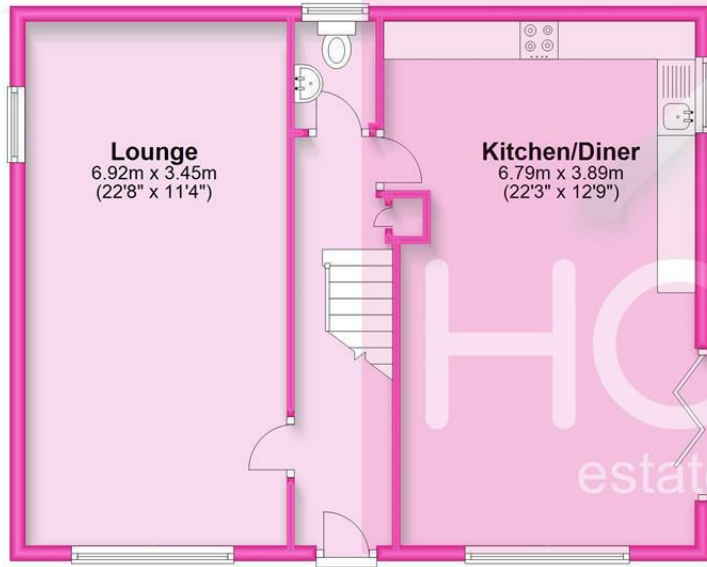
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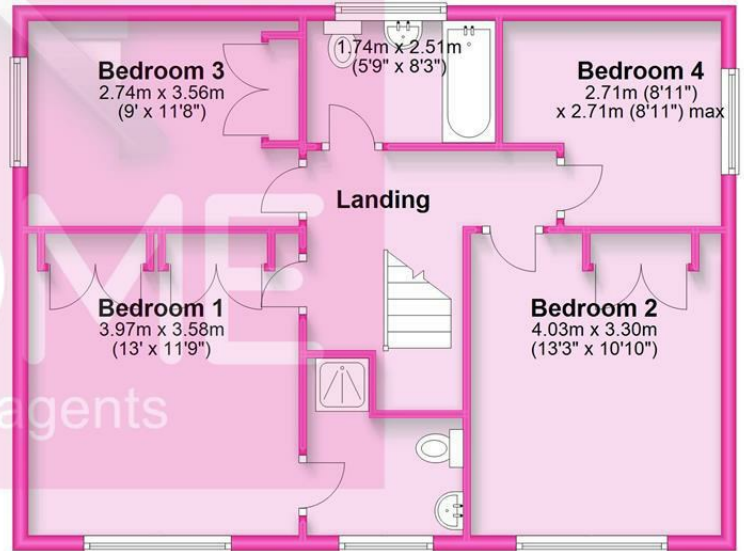
Ground Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 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 | | |
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