

**Urmston Office**

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**Stretford Office**

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**Monoton Office**

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**39 Bishop Road Flixton Manchester M41 8QU**  
**£280,000**

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this much loved two bedroom detached true bungalow.situated on a quiet Flixton cul de sac. In brief the property comprises entrance vestibule, hallway, bay fronted lounge, kitchen, the two well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant garden & driveway leading to the attached garage. To the rear, which benefits from not being overlooked, it is mainly lawned. Due to the size of the plot there is genuine potential to extend subject to obtaining planning permission. Being sold with no vendor chain. To register your interest email HOME on urmston@homeestateagents.com.

- Detached true bungalow
- Kitchen
- Gas central heated
- Sold with no vendor chain
- Two bedrooms
- Three piece bathroom
- Driveway & garage
- Bay fronted lounge
- uPVC double glazed
- Not over looked to the rear



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

## Vestibule

### Hallway 11'2 x 4'2 (3.40m x 1.27m)

Original stained and leaded door to the front. Picture rail and radiator.

### Lounge 11'2 x 15'4 (3.40m x 4.67m)

uPVC double glazed bay window to the front. Two original stained and leaded windows to the side. radiator and picture rail. Wall mounted gas fire.

### Kitchen 5'11 x 8'4 (1.80m x 2.54m)

uPVC double glazed door to the rear leading to the rear garden. uPVC double glazed window to the rear. Fitted base unit with single unit sink above. Space for appliances including cooker. Built in storage cupboard and loft access. Radiator.

### Bedroom one 11'2 x 11'11 (3.40m x 3.63m)

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

### Bedroom two 11'2 x 9'3 (3.40m x 2.82m)

uPVC double glazed window to the rear and radiator.

### Bathroom 5'9 x 6'1 (1.75m x 1.85m)

uPVC double glazed opaque window to the rear. A three piece suite comprises low level WC, wash hand basin and bath. Radiator.

## Externally

To the front of the property there is a pleasant garden and a driveway providing ample off road parking which leads to the garage. To the rear, which benefits from not being overlooked, is mainly lawend. Due to the size of the rear garden there is genuine potential for extensions subject to obtaining the required planning permission.

## Garage

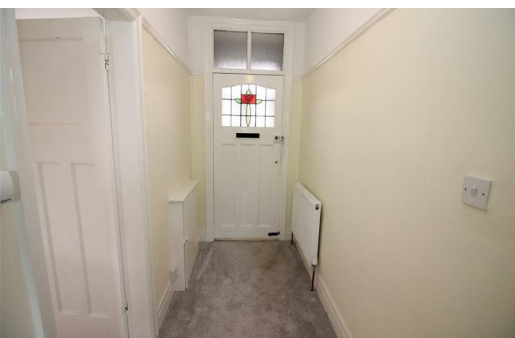
Double doors to the front. The gas central heating boiler is housed here.

## 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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## Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 54.1 sq. metres (582.0 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		
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