

Urmston Office

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14a Kenilworth Road Flixton Manchester M41 6WD
£450,000

FOUR DOUBLE BEDROOMS! HOME ESTATE AGENTS are privileged to offer for sale this individually designed four double bedroom detached family residence. If you are looking for a generous amount of living space & large bedrooms be sure to book your viewing early. In brief the ground floor comprises welcoming hallway, downstairs WC, lounge, dining room, dining kitchen, home office & utility room. To the first floor there is a beautiful four piece bathroom suite & the four double bedrooms, one of which boasts an ensuite shower room. When the property was built 30 years ago the loft was planned as a fifth bedroom with ensuite & with this being the case there are fixed stairs giving access to it. Currently the loft is used for storage although offers superb potential. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a well stocked garden along with a block paved pathway & driveway. The block paved driveway continues to the side & leads to the 32ft tandem garage. To the rear there which enjoys a sunny aspect there is the continuation of the block paving which leads to a patio area & mainly lawned garden which is not overlooked. Ideally placed for the well regarded schools & amenities. To book your viewing call HOME on 01617471177.

- FOUR DOUBLE BEDROOMS
- Dining room
- Downstairs WC
- Individually designed detached
- Home office
- Ensuite shower room
- Lounge
- Dining kitchen
- Four piece family bathroom



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Hallway 17'5 x 6'4 (5.31m x 1.93m)

uPVC double glazed door to the front with stained and leaded glass. Tiled floor, dado rail, coved ceiling, spotlights and stairs leading to the first floor.

Lounge 14'10 x 12'1 (4.52m x 3.68m)

uPVC double glazed bay window to the front. Wall lights, coved ceiling and television point. Feature fire surround with back and hearth housing a living flame gas fire.

Dining room 13'2 x 11'10 (4.01m x 3.61m)

Double doors leading through to the lounge. uPVC double glazed French doors leading to the rear garden. Wooden effect floor, coved ceiling and radiator.

Dining kitchen 15'8 x 9'10 (4.78m x 3.00m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. A single unit sink with mixer tap and splash tiling. Integrated five ring gas hob, oven and extractor fan. Integrated dishwasher and fridge. Space for other appliances. Contemporary style radiator, tiled floor, spotlights and coved ceiling.

Home office 11'11 x 8'6 (3.63m x 2.59m)

Currently used as a home office although could be a playroom. Fitted wall and base storage units. Radiator, spotlights and uPVC double glazed window to the front.

Utility room 8'11 x 4'11 (2.72m x 1.50m)

A range of fitted wall and base units with a rolled edged worktop over. A single unit sink with mixer tap, tiled floor and space for appliances. Contemporary style radiator and door to the side.

Downstairs WC 7'2 x 2'5 (2.18m x 0.74m)

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment, tiled floor, ladder radiator, extractor fan and spotlights.

Shaped landing

Open balustrade, coved ceiling, dado rail and uPVC double glazed bay window to the front. Stairs leading to the loft space.

Bedroom one 12'11 x 12'0 (3.94m x 3.66m)

uPVC double glazed window to the rear, coved ceiling and radiator. A range of fitted wardrobes with ample hanging and shelving space.

Bedroom two 15'8 x 9'11 (4.78m x 3.02m)

uPVC double glazed window to the rear and radiator. A range of fitted and built in wardrobes with ample hanging/shelving space.

Ensuite 8'8 x 5'2 (2.64m x 1.57m)

uPVC double glazed opaque window to the rear. A three piece suite comprises low

level WC, wash hand basin and shower cubicle. Tiling to compliment, tiled floor and radiator.

Bedroom three 11'1 x 11'0 (3.38m x 3.35m)

uPVC double glazed window to the front and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted dresser. Built in walk in wardrobe.

Bedroom four 11'0 x 8'3 (3.35m x 2.51m)

uPVC double glazed window to the front and radiator. A range of fitted wardrobes with hanging and shelving space.

Bathroom 8'10 x 8'8 (2.69m x 2.64m)

uPVC double glazed opaque window to the side. A four piece suite comprises low level enclosed WC, vanity wash hand basin, whirlpool bath and shower cubicle. Tiling to compliment, ladder radiator and wooden effect floor.

Loft space 28'1 x 12'11 (8.56m x 3.94m)

Two velux windows. When the property was built 30 years ago this room was designed to be a fifth bedroom and ensuite bathroom. Although currently used for storage this space really does offer great potential.

Externally

Externally to the front there is a well stocked garden along with a block paved pathway and driveway. The block paved driveway continues to the side and leads to the 32ft tandem garage. To the rear there which enjoys a sunny aspect there is the continuation of the block paving which leads to a patio area and mainly lawned garden which is not overlooked. There is a garden shed, outside power and tap.

Detached garage 32'2 x 9'7 (9.80m x 2.92m)

A detached brick garage. Power and lighting.

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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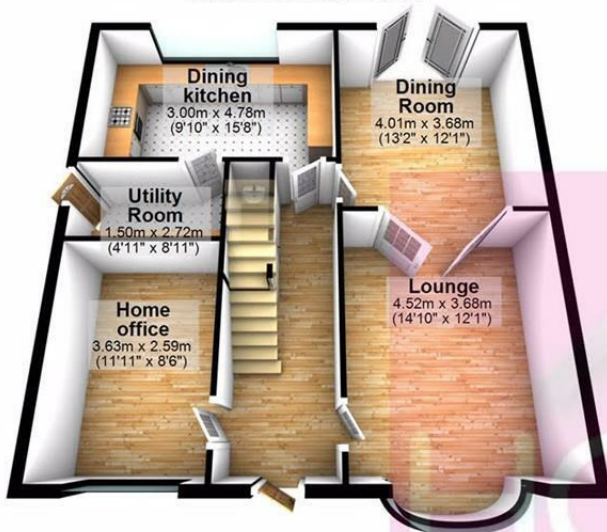
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Ground Floor

Approx. 72.8 sq. metres (784.1 sq. feet)



First Floor

Approx. 79.1 sq. metres (851.1 sq. feet)



Second Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 185.6 sq. metres (1997.9 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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