



41 Dunster Drive Flixton Manchester M41 6WR

£350,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom detached family residence situated on the peaceful Dunster Drive in Flixton. Being sold with no vendor chain & benefiting from not being overlooked to the rear. In brief the accommodation comprises welcoming hallway, lounge, dining kitchen, conservatory, shaped landing, the three well proportioned bedrooms & a modern three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is an imprinted concrete driveway providing ample off road parking. To the rear, which is not overlooked, there is a paved patio area with a mainly lawned garden beyond. Ideally placed for the well regarded schools & amenities. To book your viewing call the team at HOME.

- No vendor chain
- Spacious lounge
- Modern bathroom
- Not overlooked to the rear
- Three bedroom detached family home
- Dining kitchen
- Generous driveway
- Peaceful location
- Large conservatory
- Garage to the rear

Hallway

uPVC double glazed door to the front and radiator. Stairs to the first floor.

Lounge 15'6" x 11'10" (4.73m x 3.63m)

uPVC double glazed window to the front, wooden effect floor, wall lights and radiator. Wooden fire surround with marble effect back and hearth housing a living flame gas fire.

Dining kitchen 14'6" x 8'9" (4.44m x 2.68m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for appliances. Splash tiling, tiled floor, spotlights and radiator. Understairs storage cupboard. uPVC double glazed French doors leading to the conservatory.

Conservatory 7'6" x 11'7" (2.30m x 3.55m)

uPVC double glazed on three sides and uPVC double glazed French doors leading to the rear garden. uPVC double glazed tinted glazed roof. Wooden effect floor.

Landing

Built in storage cupboard housing the gas central heating boiler. uPVC double glazed window to the side. Open balustrade.

Bedroom one 13'6" x 8'3" (4.14m x 2.52m)

uPVC double glazed window to the front and radiator. A range of built wardrobes with ample hanging and shelving space. Fitted overbed storage, bedside cabinets and headboard.

Bedroom two 10'9" x 8'3" (3.29m x 2.52m)

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

Bedroom three 8'8" x 6'0" (2.66m x 1.85m)

uPVC double glazed window to the front and radiator.

Bathroom

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

Garage

Up and over door to the front. Power and lighting.

Externally

Externally to the front of the property there is an imprinted concrete driveway providing ample off road parking. To the rear, which is not overlooked, there is a paved patio area with a mainly lawned garden beyond.

Tenure

The property is leasehold with a ground rent of £12.00 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.

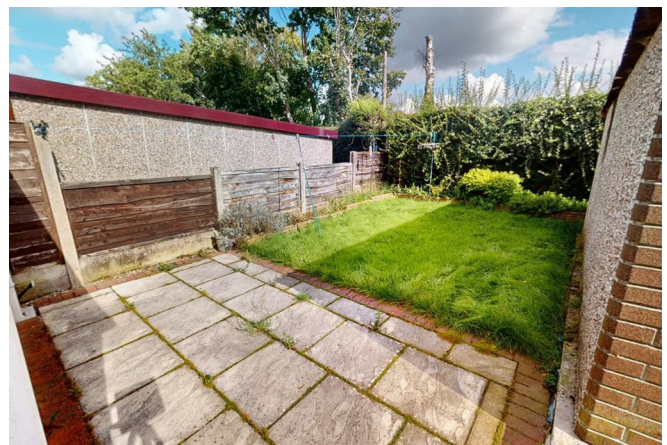


LOCAL EXPERTS THAT GET YOU MOVING

 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

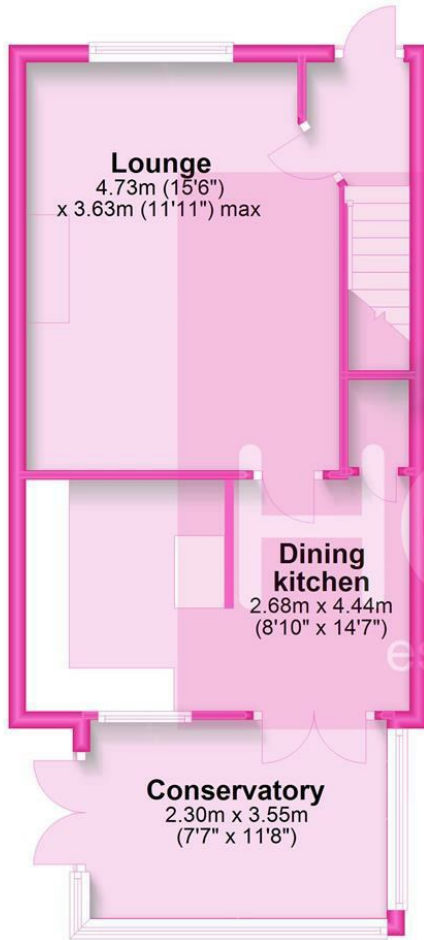
 www.homestateagents.com



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

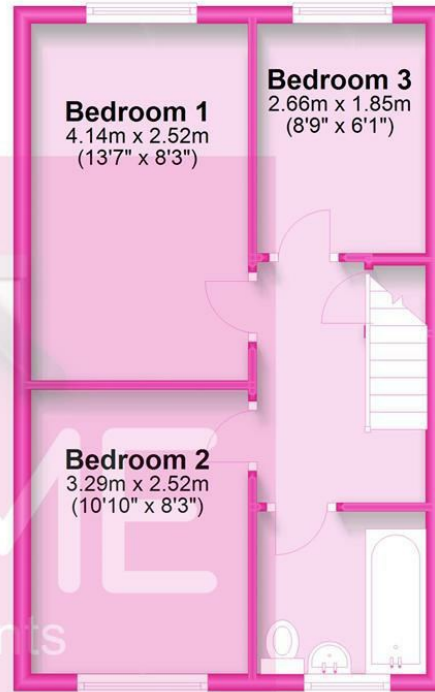
Ground Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 75.2 sq. metres (809.4 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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553