



## 26 Bosdin Road East Flixton Manchester M41 6PD

### Guide price £325,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom semi detached property situated in the popular area of Flixton. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted lounge, dining room, fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece shower room. The property is uPVC double glazed & is warmed by gas central heating. Externally there are gardens front & rear along with an extensive driveway providing ample off road parking leading to a garage. Ideally placed for the well regarded schools & transport links. To book your viewing call the team at HOME.

- No vendor chain
- Dining room
- uPVC double glazed
- Extensive driveway leading to a garage
- Three bedroom extended semi detached
- Fitted kitchen
- Gas central heated
- Bay fronted lounge
- Three piece shower room
- Gardens front & rear

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### Porch

Door to the front and entrance to the hallway.

### Hallway

Door to the front, radiator and stairs leading to the first floor. Understairs storage cupboard.

### Lounge 13'10" x 10'11" (4.24m x 3.33m )

uPVC double glazed bay window to the front, coved ceiling and radiator. Wal mounted living flame gas fire.

### Dining room 13'3" x 10'11" (4.06m x 3.33m )

uPVC double glazed French doors leading to the rear garden and radiator. Wal mounted gas fire.

### Kitchen 9'11" x 6'7" (3.04m x 2.03m )

uPVC double glazed Door leading to the rear garden. uPVC double glazed window to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Space for appliances and splash tiling.

### Shaped landing

Open balustrade and loft access.

### Bedroom one 13'10" x 10'11" (4.24m x 3.33m )

uPVC double glazed bay window to the front and radiator.

### Bedroom two 13'3" c 10'5" (4.06m c 3.20m )

### Bedroom three 9'0" x 6'7" (2.76m x 2.01m )

uPVC double glazed window to the front and radiator.

### Shower room

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

### Externally

Externally to the front of the property there is a mainly lawned garden with driveway providing ample off road parking. The driveway continues to the side, leading to the garage. To the rear there is a paved patio with lawned garden beyond.

### Tenure

The property is Freehold.

### Council tax

The property is council tax band C.

### 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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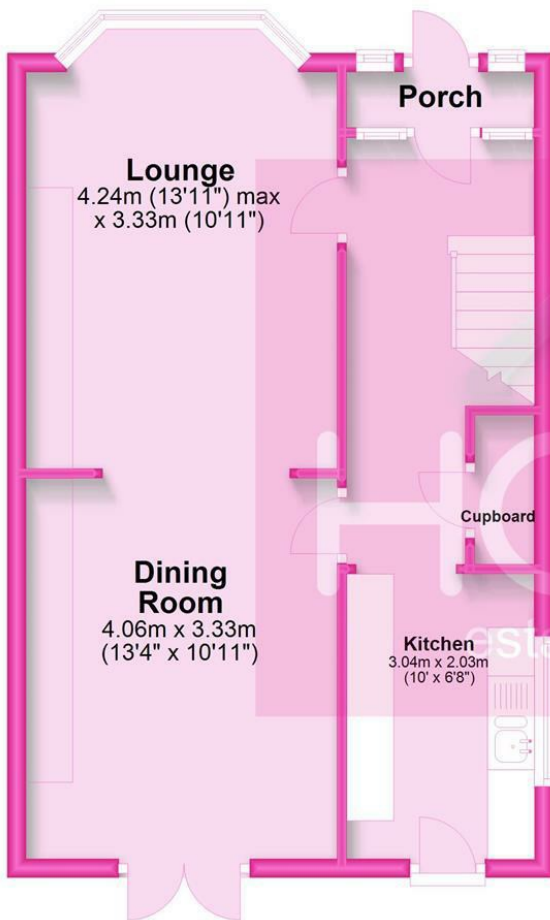


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## Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



## First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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