

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monoton Office

0161 789 8383
222 Monoton Road, Monoton
M30 9LJ
🐦 @homeinmonoton



31 Trevor Road Flixton Manchester M41 5GT

Offers over £225,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this well presented & tastefully finished two bedroom detached property situated on the popular Trevor Road. Being sold with no vendor chain making an early completion date possible. In brief the accommodation comprises entrance porch, lounge, fitted breakfast kitchen, downstairs WC, shaped landing, the two well proportioned bedrooms & a contemporary three piece bathroom suite. There is a the added benefit of a converted loft space which could be used in a variety of ways. A useful storage area, hobby room, home office or even an extra sleeping area for friend or family that may visit. Ideally placed for the ever growing amenities of the area, Trafford General Hospital & transport links. To book your viewing call the team at HOME.

- NO CHAIN!
- Lounge
- Contemporary bathroom
- Converted loft space
- Breakfast kitchen
- Driveway to the front
- Two bedroom detached
- Downstairs WC
- Lawned garden to the rear



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Porch

uPVC double glazed door to the front front and entrance to the lounge.

Lounge 13'8 x 12'6 (4.17m x 3.81m)

UPVC double glazed bay window to the front, wooden effect floor, wall lights and ceiling coving. In wall contemporary fireplace.

Breakfast kitchen 12'11 x 9'9 (3.94m x 2.97m)

Two UPVC double glazed windows to the rear. A comprehensive range of matching fitted wall and base units with a wooden effect worktop over. Incorporating a one and a half unit sink with mixer tap and integrated four ring gas hob, double oven and extractor fan. Space for other appliances. Gas central heating boiler. Fitted breakfast bar, splash tiling and radiator.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Fitted shelving.

Shaped landing

Closed balustrade.

Bedroom one 13'9 x 11'2 (4.19m x 3.40m)

Two UPVC double glazed windows to the front and radiator.

Bedroom two 7'8 x 10'1 (2.34m x 3.07m)

uPVC double glazed window to the rear and radiator.

Bathroom

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

Converted loft space 13'8 x 8'4 (4.17m x 2.54m)

Two Velux windows to the rear. Radiator. This space could be used in a variety of ways. As a hobby room, home office or an extra sleeping area.

Externally

To the front it is block paved providing ample off road parking. There is a pathway to the side for access to the rear. To the rear there is a patio area with mainly lawned garden beyond.

Tenure

We have been advised that the property is Leasehold.

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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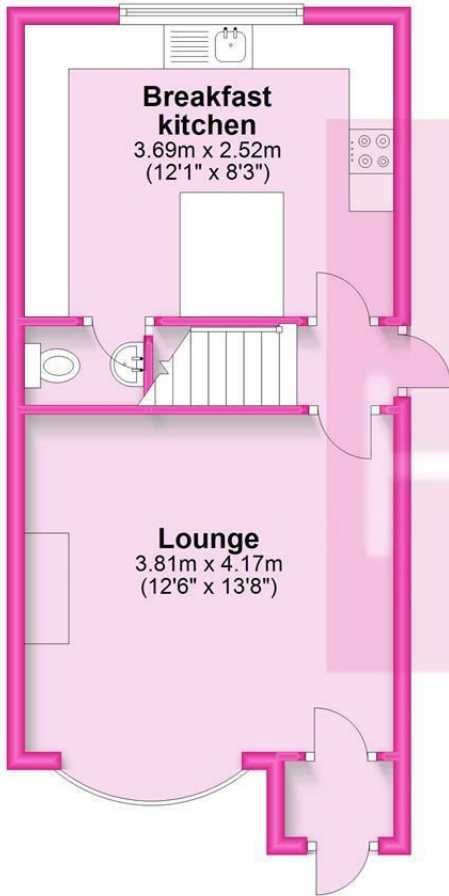
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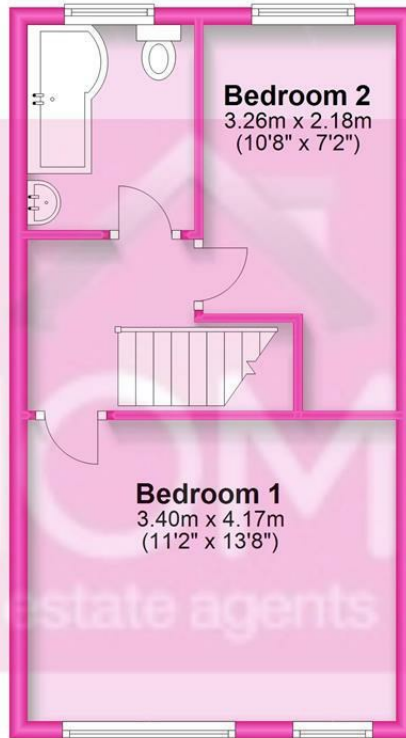
Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



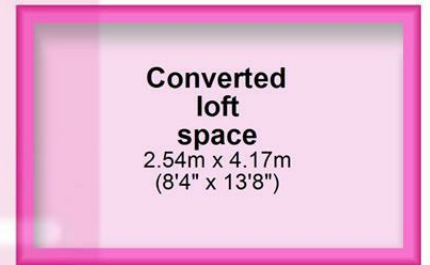
First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Second Floor

Approx. 10.6 sq. metres (113.9 sq. feet)



Total area: approx. 77.6 sq. metres (835.3 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			
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