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## 5 Bude Avenue Flixton Manchester M41 9FR

### £294,950

STUNNING KITCHEN DINER! HOME ESTATE AGENTS are delighted to offer for sale this tastefully appointed three bedroom extended semi detached family residence situated on a peaceful Flixton cul de sac. Boasting an extended modern dining kitchen & therefore making an internal viewing essential. In brief the accommodation comprises welcoming hallway, lounge, spacious extended dining kitchen, shaped landing, the three well proportioned bedrooms, two piece bathroom suite & a separate WC. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a paved driveway providing ample off road parking & a pleasant garden. To the southerly facing rear there is a paved patio area with mainly lawned garden beyond. There is the added benefit of an attached storage shed/out building & a separate garden shed. Ideally located for the well regarded schools & transport links. To book your viewing call HOME on 01617471177.

- EXTENDED!
- Lounge
- uPVC double glazed throughout
- Three bedroom semi detached
- Extended dining kitchen
- Gas central heating
- Welcoming hallway
- Bathroom & separate WC
- Ample off road parking



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### Hallway

Original door to the front, radiator, wooden effect floor and stairs to the first floor.

### Lounge 17'1" x 11'3" (5.22 x 3.43)

uPVC double glazed window to the front & uPVC double glazed door leading to the rear garden with uPVC double glazed windows to either side. Feature fireplace housing an electric fire, beamed ceiling, wall lights, two radiators and television point.

### Extended dining kitchen 17'1" x 16'10" (5.23 x 5.15)

A comprehensive range of matching fitted wall and base units with a flat edged worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Integrated electric hob, double oven and extractor fan. Integrated dishwasher, washing machine and fridge freezer. Under counter fitted bin, understairs storage and wooden effect floor. uPVC double glazed French doors leading to the rear garden and uPVC double glazed window to the rear.

### Shaped landing

Open balustrade, loft access and uPVC double glazed window to the side.

### Bedroom one 11'2" x 10'10" (3.41 x 3.31)

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

### Bedroom two 11'8" x 7'8" (3.57 x 2.35)

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

### Bedroom three 9'0" x 8'3" (2.76 x 2.54)

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

### Bathroom 5'6" x 5'5" (1.69 x 1.66)

A two piece suite comprises was hand basin and bath with shower attachment. Tiling to compliment, spot lights, ladder radiator and wooden effect floor. uPVC double glazed window to the rear.

### Separate WC

A low level WC. uPVC double glazed window to the rear.

### Externally

Externally to the front there is a paved driveway providing ample off road parking & a pleasant garden. To the southerly facing rear there is a paved patio area with mainly lawnd garden beyond. There is the added benefit of an attached storage shed/out building & a separate garden shed.

### Tenure

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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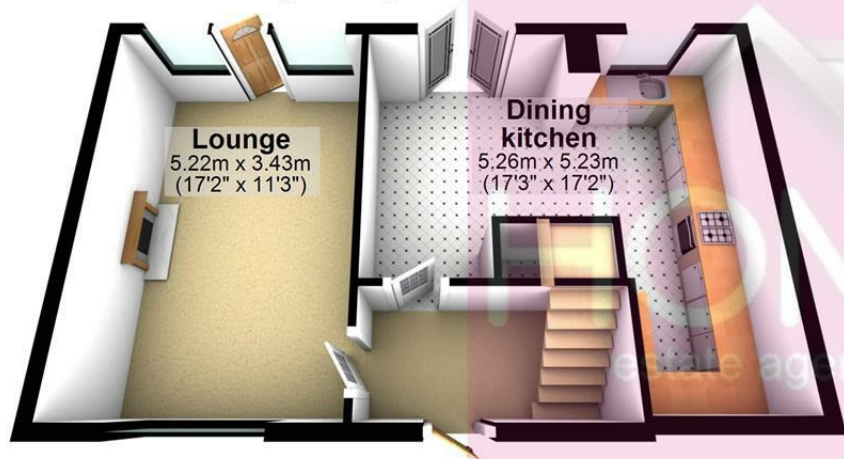
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## Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 81.7 sq. metres (878.9 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>		
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