



33 Daresbury Avenue Flixton Manchester M41 8GJ

Offers over £369,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this thoughtfully extended three bedroom semi detached family residence. In brief the accommodation comprises welcoming hallway, bay fronted through lounge diner, extended modern dining kitchen, shaped landing, the three well proportioned bedrooms, bathroom & separate WC. The property benefits from a converted loft space which offer s a variety uses. The property is warmed by gas central heating & is uPVC double glazed. In recent times our clients have invested in a full re-wire of the property. Externally to the front of the property there is a generous paved driveway providing ample off road parking which leads to the attached garage. To the rear, which enjoys a sunny aspect, there is a wooden decked patio with a mainly lawned garden beyond. Ideally placed for the well regarded schools, amenities & transport links.

- Three bedroom semi detached
- Modern dining kitchen
- uPVC double glazed
- Garden with sunny aspect
- Extended family home
- Bathroom & separate WC
- Gas central heated
- Through lounge diner
- Converted loft space
- Driveway & garage



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Hallway

uPVC double glazed door to the front and uPVC double glazed bay window to the front. Wooden effect floor, understairs storage cupboard and radiator. Stairs leading to the first floor.

Through lounge diner 26'4" x 11'3" (8.04m x 3.45m)

uPVC double glazed bay window to the front and uPVC double glazed window to the rear. Feature fire surround housing a cast iron multi fuel burning stove. Two radiators.

Dining area 14'2" x 8'11" (4.33m x 2.74m)

uPVC double glazed French doors leading to the rear garden. uPVC double glazed window to the rear, spotlights, wooden effect floor and contemporary upright radiator. Open through to the kitchen.

Kitchen 17'1" x 6'9" (5.23m x 2.06m)

A comprehensive range of matching fitted wall and base units with a wooden effect worktop over. Fitted breakfast bar. Incorporating a one and a half unit sink with mixer tap. Integrated hon, oven and extractor fan. Integrated fridge and freezer. Space for other appliances. Door giving access to the garage.

Shaped first floor landing

Open balustrade and uPVC double glazed window to the front. Stairs leading to the converted loft space.

Bedroom one 14'1" x 11'3" (4.30m x 3.45m)

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

Bedroom two 12'1" x 11'3" (3.70m x 3.45m)

uPVC double glazed window to the rear, wooden effect floor and radiator.

Bedroom three 8'11" x 8'3" (2.74m x 2.54m)

uPVC double glazed window to the rear, wooden effect floor and radiator.

Bathroom

A three piece suite comprises wash hand basin, bath and separate shower over. Tiled floor and tiling to compliment.

Separate WC

A low level WC. uPVC double glazed window to the front. Tiling to compliment.

Converted loft space. 20'3" x 11'2" (6.19m x 3.42m)

Could be used in a variety of ways although currently an extra sleeping area. Storage into the eaves. uPVC double glazed window to the side and Velux window.

Externally

Externally to the front of the property there is a generous paved driveway providing ample off road parking which leads to the attached garage. To the rear,

which enjoys a sunny aspect, there is a wooden decked patio with a mainly lawned garden beyond.

Garage

Door to the front and door giving access through to the dining kitchen. Power and lighting.

Tenure

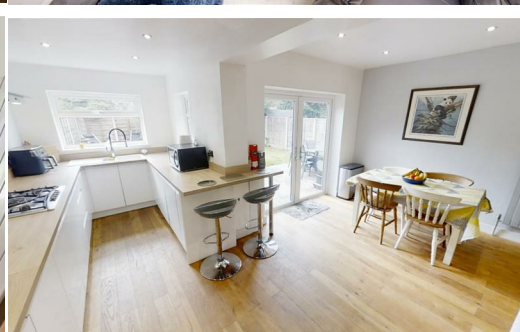
The property is leasehold with a ground rent of £12.00 payable annually.

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.



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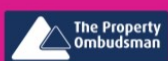


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

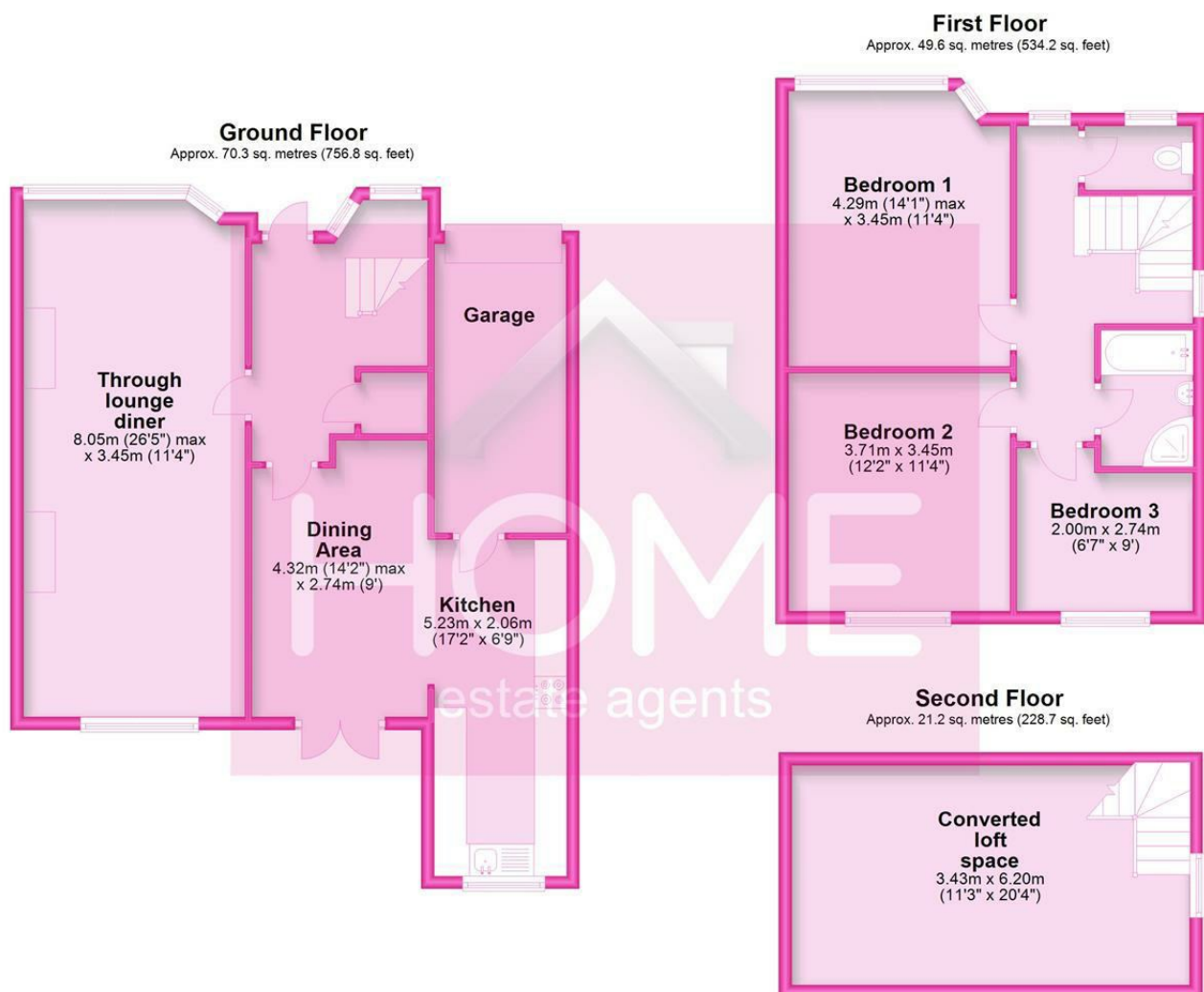


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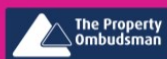
Total area: approx. 141.2 sq. metres (1519.7 sq. feet)

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		
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