



9 Compton Close Flixton Manchester M41 6WG

£239,950

EXTENDED! HOME ESTATE AGENTS are delighted to bring to the market this three bedroom extended semi-detached property located on Compton Close in Flixton. Boasting spacious living accommodation to all floors this popular property is well located to access all local amenities. The accommodation comprises of hallway, through lounge/dining room, extended fitted kitchen and further reception room. To the upstairs are three good sized bedrooms and a modern fitted bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a large block paved garden and driveway offering plenty of off road parking. Whilst to the rear is a good sized mostly lawned garden with paved patio areas. To book your viewing call HOME ON 01617471177.

- Sought after location
- Modern fitted kitchen
- Good sized rear garden
- Viewing advised
- Extended
- Three good sized bedrooms
- Gas central heating
- Several reception rooms
- Off road parking
- Cul-de-sac

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HALLWAY

THROUGH LOUNGE/DINING ROOM 26'99 x 11'52 (7.92m x 3.35m)

UPVC double glazed window to rear. UPVC double glazed French doors to rear. Gas fire. Television point.

KITCHEN 16'36 x 8'51 (4.88m x 2.44m)

UPVC double glazed window to rear. A range of fitted modern wall and base units. Rolled edge worktops. Splash wall tiling. Tiled floor. Double panel radiator.

RECEPTION ROOM 15'58 x 9'32 (4.57m x 2.74m)

UPVC double glazed window to front. Double panel radiator.

LANDING

UPVC double glazed window to side. Shaped. Open balustrade. Loft access.

BEDROOM ONE 14'59 x 8'46 (4.27m x 2.44m)

UPVC double glazed window to front. A range of fitted wardrobes. Single panel radiator.

BEDROOM TWO 11'101 x 8'46 (3.35m x 2.44m)

UPVC double glazed window to rear. Single panel radiator.

BEDROOM THREE 9'95 x 5'89 (2.74m x 1.52m)

UPV C double glazed window to rear. Single panel radiator.

BATHROOM

UPVC double glazed opaque window to rear. WC. Pedestal wash hand basin. Bath. Wall tiling to compliment. Tiled floor.

OUTSIDE

To the outside front is a large block paved garden and driveway offering plenty of off road parking. Whilst to the rear is a good sized mostly lawned garden with paved patio areas. To book your viewing call HOME ON 01617471177.

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

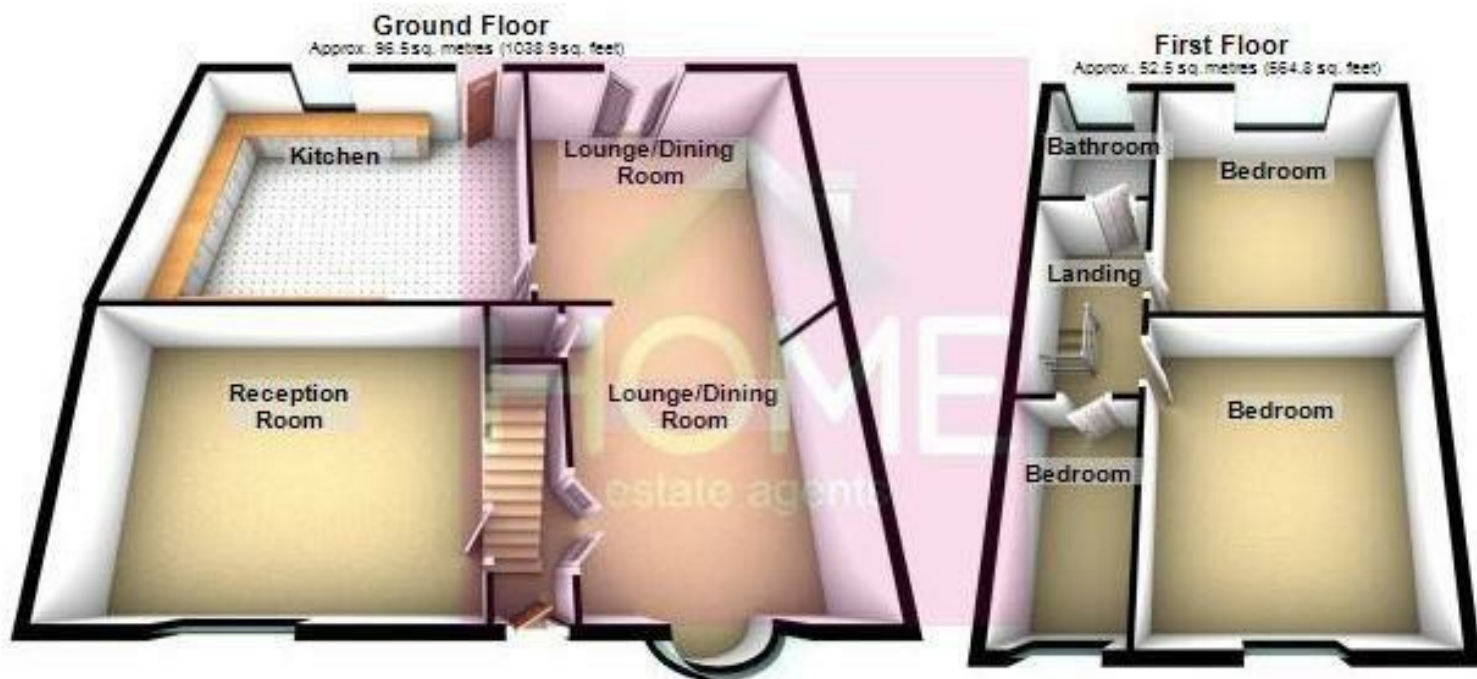


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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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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