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15 Roslyn Avenue Flixton Manchester M41 6PY

Offers over £425,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this double bedroom extended semi detached family residence situated in the popular area of Flixton. Boasting that much sought after open plan kitchen & dining room making an early viewing essential to avoid missing out! In brief the accommodation comprises welcoming hallway, bay fronted living room, open plan kitchen/dining room, utility room, downstairs WC, shaped landing, the four bedrooms & a four piece bathroom suite finished to a high standard and also an ensuite shower room. The vendors have provided attention to detail throughout and have converted the loft into a usable space - currently used as a home gym/snug room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a paved driveway providing ample off road parking which leads to the integral garage. The property benefits from gardens to the rear and side which have been landscaped. An early viewing is strongly advised to appreciate the high standard that the property has been completed at throughout! Ideally positioned for the local amenities, transport links & schools. To book your viewing call the team at HOME.

- Attention To Detail Throughout
- Downstairs WC
- Kitchen/ Dining Room
- Garage
- Four Bedrooms
- Utility Room
- Landscaped Gardens
- Ensuite Shower Room
- Living Room
- Usable Loft Space



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Hallway

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

Living Room 12'0" x 14'0" (3.66m x 4.29m)

uPVC double glazed bay window to the front, wooden effect floor and radiator. Doors through to the kitchen/dining room.

Kitchen/Dining Room 14'11" x 21'1" (4.57m x 6.43m)

A comprehensive range base units with a worktop over. Island housing the integrated induction hob and electric hob. Space for other appliances. Incorporating a one and a half sink unit with mixer tap. Two Velux windows set within the vaulted ceiling. uPVC double glazed bi-folding doors leading to the rear garden. Wooden effect floor and radiator. Doors through to the living room.

Utility Room 7'1" x 5'4" (2.16m x 1.65m)

Wall and base units with a worktop over. Incorporating a single unit sink with mixer tap. Space for other appliances. Gas central heating boiler. Spotlights. Door giving access to the garage and downstairs WC..

Downstairs WC

Low level WC and wash hand basin. uPVC window to the rear.

Shaped Landing

Bedroom One 12'0" x 11'10" (3.66m x 3.61m)

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

Bedroom Two 8'5" x 11'10" (2.59m x 3.61m)

uPVC double glazed bay window to the rear and radiator.

Bedroom Three 13'10" x 7'10" (4.24m x 2.39m)

uPVC double glazed window to the front and radiator. Door leading into the ensuite shower room.

Bedroom Four 9'6" x 8'5" (2.92m x 2.59m)

uPVC double glazed window to the front and radiator.

Ensuite

A three piece suite comprises low level WC, wash hand basin and walk in shower. uPVC double glazed window to the rear and radiator.

Family Bathroom

A four piece suite comprises low level WC, wash hand basin, freestanding oval bath and walk in shower. Two uPVC double glazed windows to the rear and radiator.

Loft Space

Converted into a usable space with ladders for access. Currently used as a snug room and home gym space.

Externally

Externally to the front of the property there is a paved driveway providing ample off road parking which leads to the integral garage. The property benefits from gardens to the rear and side which have been landscaped.

Garage

Tenure

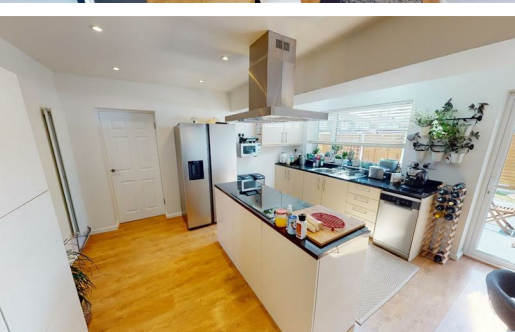
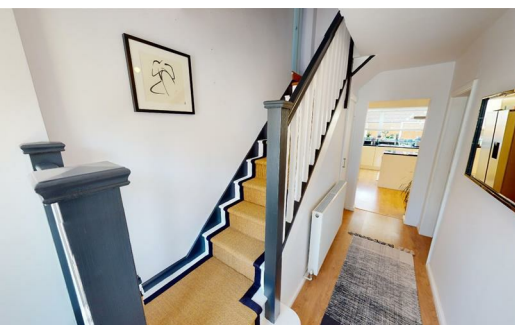
The property is leasehold with an annual rent of £12.00

Council Tax

The property is council tax band C

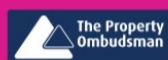
Property Disclaimer

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



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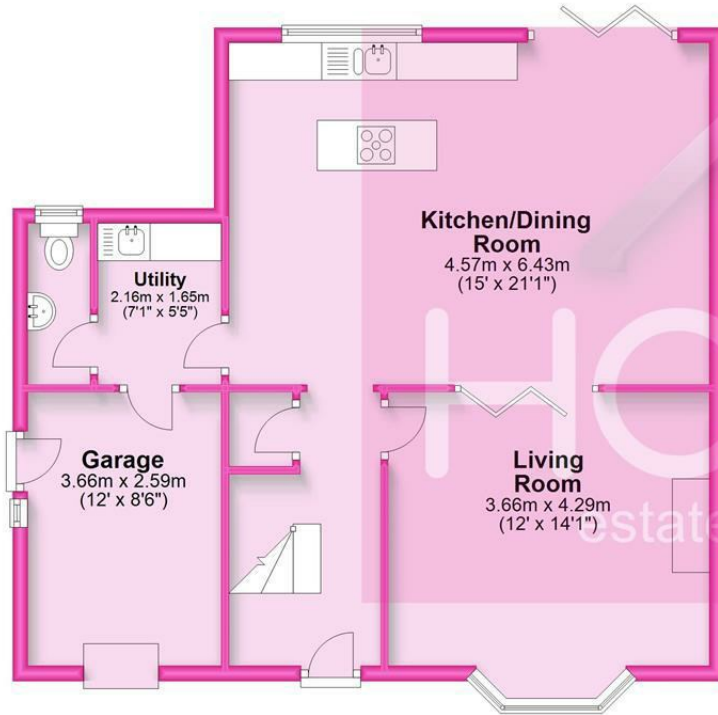
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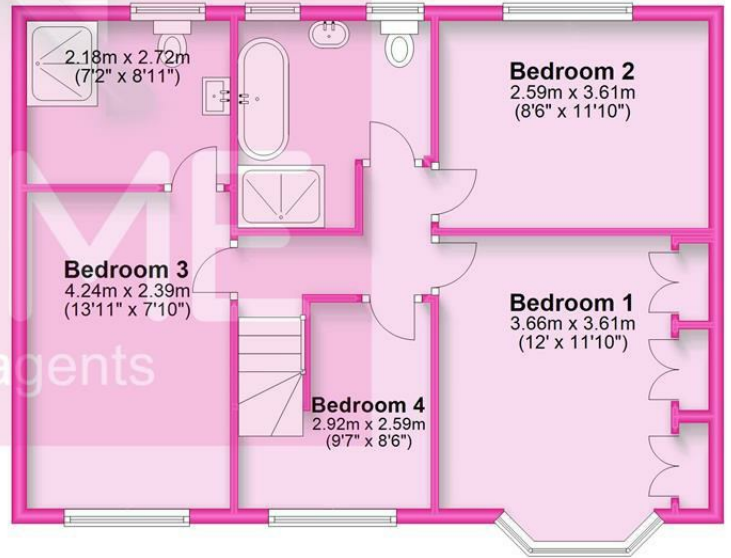
Ground Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 127.8 sq. metres (1375.5 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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