



15 Brooklyn Avenue Flixton Manchester M41 6PE

Offers over £279,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom bay fronted semidetached property situated in the popular area. In brief the property comprises welcoming hallway, bay fronted dining room, lounge, useful 'lean to', modern fitted kitchen, shaped landing, the three well proportioned bedrooms and a three-piece modern bathroom suite. The property is warmed by gas central heating and has UPVC double glaze. Externally to the front there is a lawned garden and paved driveway providing ample off road parking whilst to the rear there is a paved pathway with lawn garden and wooden decked patio area beyond. The rear garden benefits from not being directly overlooked and is fenced for privacy. To the rear of the property there is also a detached garage. Ideally placed for the well regarded schools and amenities. To book your viewing call the team at HOME.

- Popular location
- Lounge
- Three piece bathroom
- Driveway & garage
- Three bedroom semi detached
- Useful 'lean to'
- uPVC double glazed
- Bay fronted dining room
- Modern kitchen
- Gardens front & rear



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway 6'10 x 13'5 (2.08m x 4.09m)

UPVC double glaze door to front and UPVC double glazed surround. Radiator and stairs to first floor.

Dining room 11'5 x 14'2 (3.48m x 4.32m)

UPVC Double glazed bay window to front, wooden effect flooring, picture rail and radiator. Open through to the lounge.

Lounge 11'5 x 12'11 (3.48m x 3.94m)

UPVC double glazed patio doors leading to the lean to. Wall mounted electric fire, dado rail, wooden effect flooring and radiator.

Lean to 10'11 x 8'2 (3.33m x 2.49m)

Are useful glazed lean to with access to the rear garden. Currently used for storage.

Kitchen 9'4 x 6'8 (2.84m x 2.03m)

UPVC double glazed window to side and UPVC double glazed opaque door leading to the rear garden. A comprehensive range of matching fitted wall and base units with rolled edge worktop over. Integrated hob double oven and extractor fan with glass splash back. one and a half unit sink with mixer tap. Space for appliances and tiled floor.

Shaped landing

UPVC double glazed window to the side and open balustrade.

Bedroom one 13'0 x 11'5 (3.96m x 3.48m)

UPVC double glazed bay window to front, picture rail and radiator.

Bedroom two 11'5 x 12'11 (3.48m x 3.94m)

UPVC double glazed window to rear, picture rail and radiator.

Bedroom three 8'5 x 6'10 (2.57m x 2.08m)

UPVC double glazed window to front and radiator.

Bathroom 6'10 x 6'6 (2.08m x 1.98m)

UPVC double glazed opaque window to rear. A three-piece modern suite comprises a low-level WC, wash hand basin and bath with whirlpool jets and shower over. Tiling to complement and tiled floor. Radiator.

Garage

A detached garage with up and over door to the front.

Externally

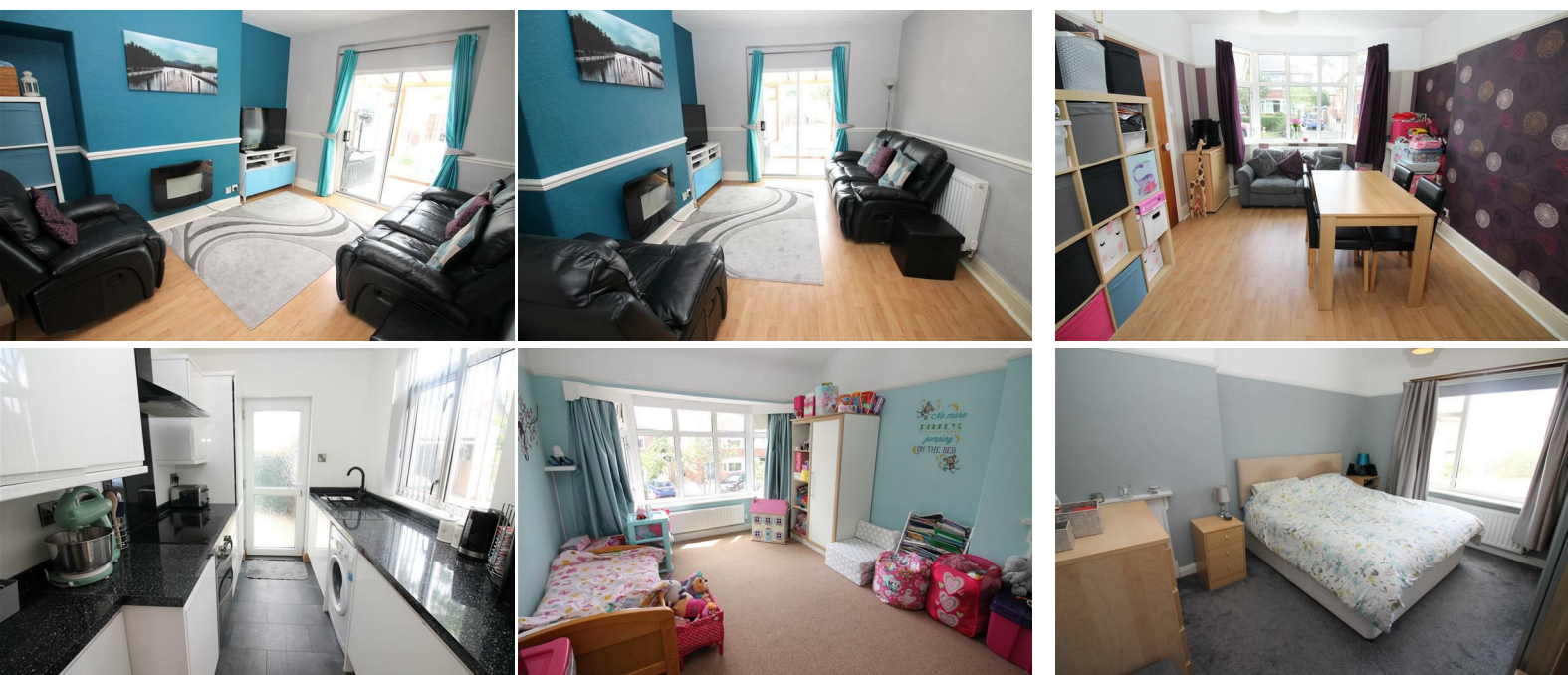
Externally to the front there is a lawned garden and paved driveway providing ample off road parking whilst to the rear there is a paved pathway with lawn garden and wooden decked patio area beyond. The rear garden benefits from not being directly overlooked and is fenced for privacy. To the rear of the property there is also a detached garage.

Tenure

We have been advised that the property is Leasehold with £6.00 payable annually.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

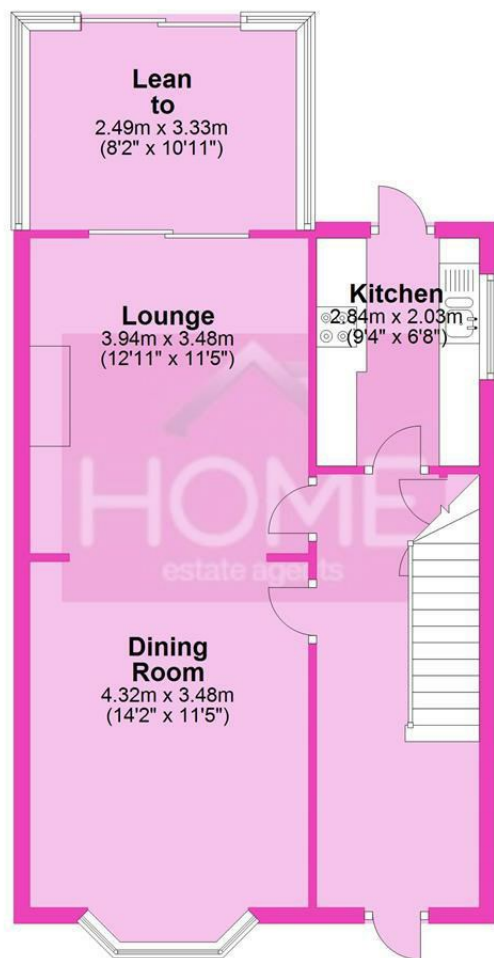
 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

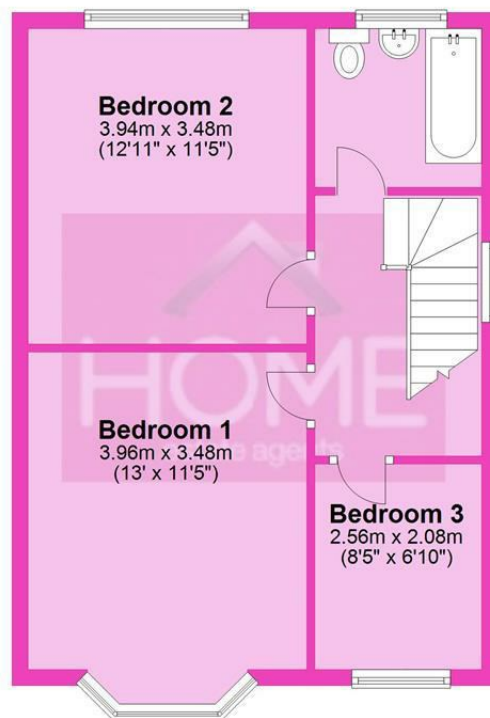
Ground Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 101.2 sq. metres (1089.2 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	



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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