



21 Chesham Avenue Flixton Manchester M41 8SS

£255,000

VERY POPULAR LOCATION AND BEING SOLD WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this lovingly cared for spacious semi-detached property located on the very popular Chesham Avenue in Flixton. This spacious property offers ample living accommodation to all floors and is conveniently located for all local amenities. The accommodation comprises of porch, 28ft through lounge/dining room and fitted kitchen. To the upstairs are three double bedrooms a fitted bathroom and separate WC. The property is warmed by gas central heating and is double glazed. To the outside front is a block paved driveway offering ample parking and leading to the attached garage. Whilst to the rear is a substantial mostly lawned South facing garden with paved patio area. To book your viewing call HOME on 0161 7471177.

- No vendor chain
- Cul-de-sac
- Popular location
- 28ft Through lounge/diner
- Three double bedrooms
- Four piece bathroom
- Off road parking
- Garage
- South facing rear garden



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PORCH

LOUNGE/DINING ROOM 28'01 x 11'03 (8.56m x 3.43m)

UPVC double glazed window to front. French doors to rear. Television point. Gas fire. Three double panel radiators.

KITCHEN 11'01 x 9'06 (3.38m x 2.90m)

UPVC double glazed window to rear. A range of fitted wall and base units. Rolled edge worktops. Electric hob. Electric cooker. Splash wall tiling.

LANDING

Shaped

BEDROOM ONE 15'10 x 10'03 (4.83m x 3.12m)

UPVC double glazed window to front. Television point. Single panel radiator.

BEDROOM TWO 12'09 x 10'02 (3.89m x 3.10m)

UPVC double glazed window to rear. Single panel radiator.

BEDROOM THREE 11'07 x 9'02 (3.53m x 2.79m)

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

BATHROOM

UPVC double glazed opaque window to rear. Pedestal wash hand basin. Bath. Corner shower cubicle. Wall tiling to compliment. Double panel radiator.

SEPARATE WC

UPVC double glazed opaque window to rear. WC. Wall tiling to compliment.

OUTSIDE

To the outside front is a block paved driveway offering ample parking and leading to the attached garage. Whilst to the

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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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



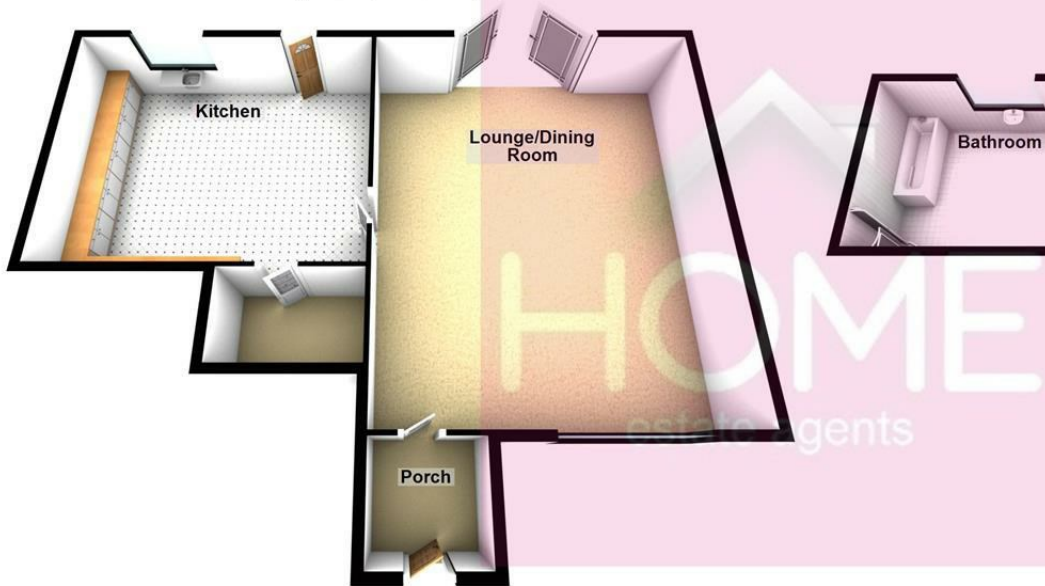
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Ground Floor
Approx. 103.0 sq. metres (1108.9 sq. feet)



First Floor
Approx. 75.7 sq. metres (815.4 sq. feet)



Total area: approx. 178.8 sq. metres (1924.3 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		
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