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## 1 Deanway Flixton Manchester M41 6WB

### Offers over £225,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this well appointed and tastefully finished three bedroom semidetached property situated in Flixton. If you are looking for a property in 'move in' condition be sure to book your viewing early. In brief the property comprises welcoming hallway, lounge, fitted dining kitchen, shaped landing, the three well proportioned bedrooms, two piece bathroom suite and separate WC. The property is warmed by gas central heating and has UPVC double glazed. Externally to the front there is ornate gravel garden and pathway to the front door whilst to the rear, which enjoys a sunny aspect there is a paved patio area with generous lawn garden beyond. Perfectly placed for the well regarded schools, transport links and local amenities. To book your viewing call the team at HOME.

- Well presented!
- Dining kitchen
- Gas central heated
- Ideal amenities
- Three bedroom semi detached
- Bathroom & separate WC
- Generous garden to the rear
- Lounge
- uPVC double glazed
- Move in condition

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**Hallway 10'0 x 6'7 (3.05m x 2.01m)**

UPVC double glazed door to front and UPVC double glazed window to front. Cove ceiling, radiator and stairs to first floor. Understairs storage.

**Lounge 11'2 x 14'3 (3.40m x 4.34m)**

UPVC double glazed window to front, coved ceiling, television point and radiator.

**Dining kitchen 18'3 9'2 (5.56m 2.79m)**

UPVC double glazed French doors leading to the rear garden and UPVC double glaze window to rear. A comprehensive range of matching fitted wall and base units with rolled edge worktop over. Integrated electric hob, double oven and extractor fan. Incorporating a one and a half unit sink with mixer tap along with splash tiling. Tiled floor, coved ceiling and radiator.

**Shaped landing**

Close balustrade. UPVC double glazed window to side, coved ceiling and loft access.

**Bedroom one 11'1 x 12'11 (3.38m x 3.94m)**

UPVC double glazed window to front and radiator.

**Bedroom two 9'4 x 12'10 (2.84m x 3.91m)**

UPVC double glazed window to rear and radiator.

**Bedroom three 9'2 x 8'3 (2.79m x 2.51m)**

UPVC double glazed window to front and radiator.

**Bathroom 5'6 x 5'4 (1.68m x 1.63m)**

UPVC double glazed window to rear. The two piece suite comprises wash and basin and bath with shower over. Tiling to complement, wooden effect floor, spotlights and radiator.

**Separate WC**

UPVC double glazed window to rear. A low level WC and wooden effect floor.

**Externally**

Externally to the front there is a gravelled ornate garden and pathway to the front door whilst to the rear, which enjoys a sunny aspect there is a paved patio area with generous lawn garden beyond which is fenced for privacy.

**Tenure**

We have been advised that the property is Freehold.

**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 Monston - 9262084 Urmston - 04331861 Stretford - 08259553





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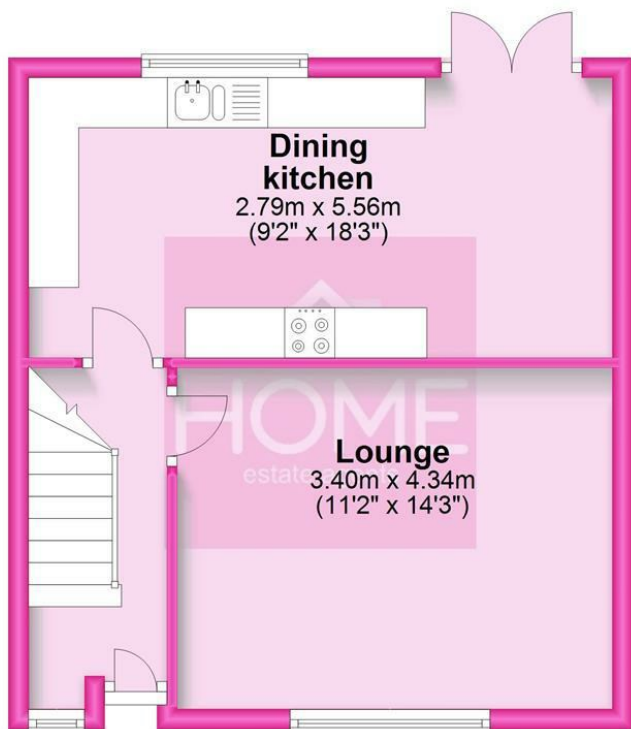


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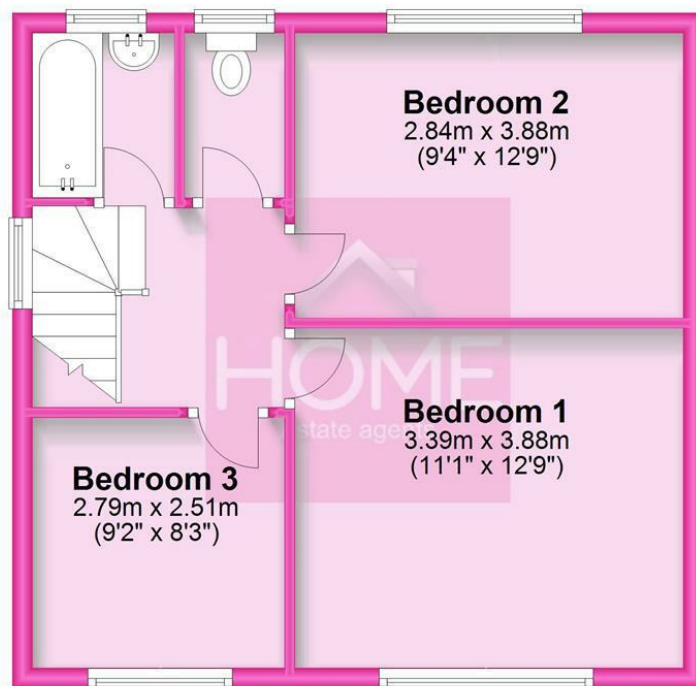
## Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 77.5 sq. metres (833.9 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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