

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
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🐦 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



**65 Lytham Road Flixton Manchester M41 6NN**  
**£239,999**

HOME ESTATE AGENTS are delighted to offer for sale this well appointed & tastefully finished three bedroom semi detached property situated in Flixton. In brief the property comprises welcoming hallway, bay fronted lounge which is open through to the dining area, modern kitchen, downstairs WC, shaped landing & a contemporary three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally there is a driveway providing ample off road parking & pleasant gardens. To register your interest for after lockdown has come to an end call HOME or email [urmston@homeestateagents.com](mailto:urmston@homeestateagents.com)

- MORE INFO AFTER LOCKDOWN
- Three bedroom semi detached
- Bay fronted
- Through lounge dining room
- Modern kitchen
- Downstairs WC
- Contemporary bathroom
- Driveway for parking
- Gardens front & rear



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**MORE INFO & FLOORPLAN SOON!**



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
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