



13 Delamere Road Flixton Manchester M41 5GL

£335,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this immaculate three bedroom end terrace property situated on the popular Delamere Road in Flixton. In brief the accommodation comprises welcoming hallway, bay fronted lounge, spacious dining room which is open through to the large kitchen, shaped landing, the three well proportioned bedroom & three piece shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a walled garden with pathway to the front door. To the rear, which enjoys a sunny aspect there is a patio area with artificial lawned garden beyond. Ideally placed to enjoy the ever growing amenities of the area, transport links & the well regarded schools. To book your viewing call the team at HOME.

- End terrace
- Lounge
- Useful cellar
- Cul de sac location
- Three bedrooms
- Dining room
- Three piece shower room
- Superbly presented throughout
- Modern fitted kitchen
- Garden with southerly aspect



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Hallway

Door to the front with uPVC double glazed top light. Tiled floor, dado rail and radiator. Stairs to the first floor.

Lounge 10'11 x 11'6 (3.33m x 3.51m)

uPVC double glazed bay window to the front and radiator. Fire surround with cast iron back fireplace.

Dining room 11'4 x 11'6 (3.45m x 3.51m)

uPVC double glazed window to the rear, wood floor and radiator. Cast iron period style fire ornate fireplace. Open through to the kitchen.

Kitchen 15'3 x 8'11 (4.65m x 2.72m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the rear. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated fridge freezer and space for other appliances. Wood floor.

Cellar 11'3 x 11'10 (3.43m x 3.61m)

A single chamber cellar used currently for storage although could be converted if desired.

Shaped landing

Open balustrade, loft access, dado rail and radiator.

Bedroom one

Two uPVC double glazed windows to the front and radiator. Two built in wardrobes with ample hanging and shelving space.

Bedroom two

uPVC double glazed window to the rear and radiator.

Bedroom three

uPVC double glazed window to the rear and radiator.

Shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment, towel radiator, spotlights and uPVC double glazed window to the side.

Externally

To the front of the property there is a walled garden with pathway to the front door. To the rear, which enjoys a sunny aspect there is a patio area with artificial lawned garden beyond.

Tenure

The property is Freehold.

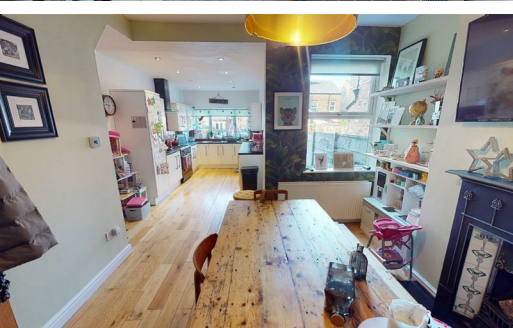
Council tax

The property is council tax band C.

Property disclaimer

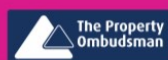
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested 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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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

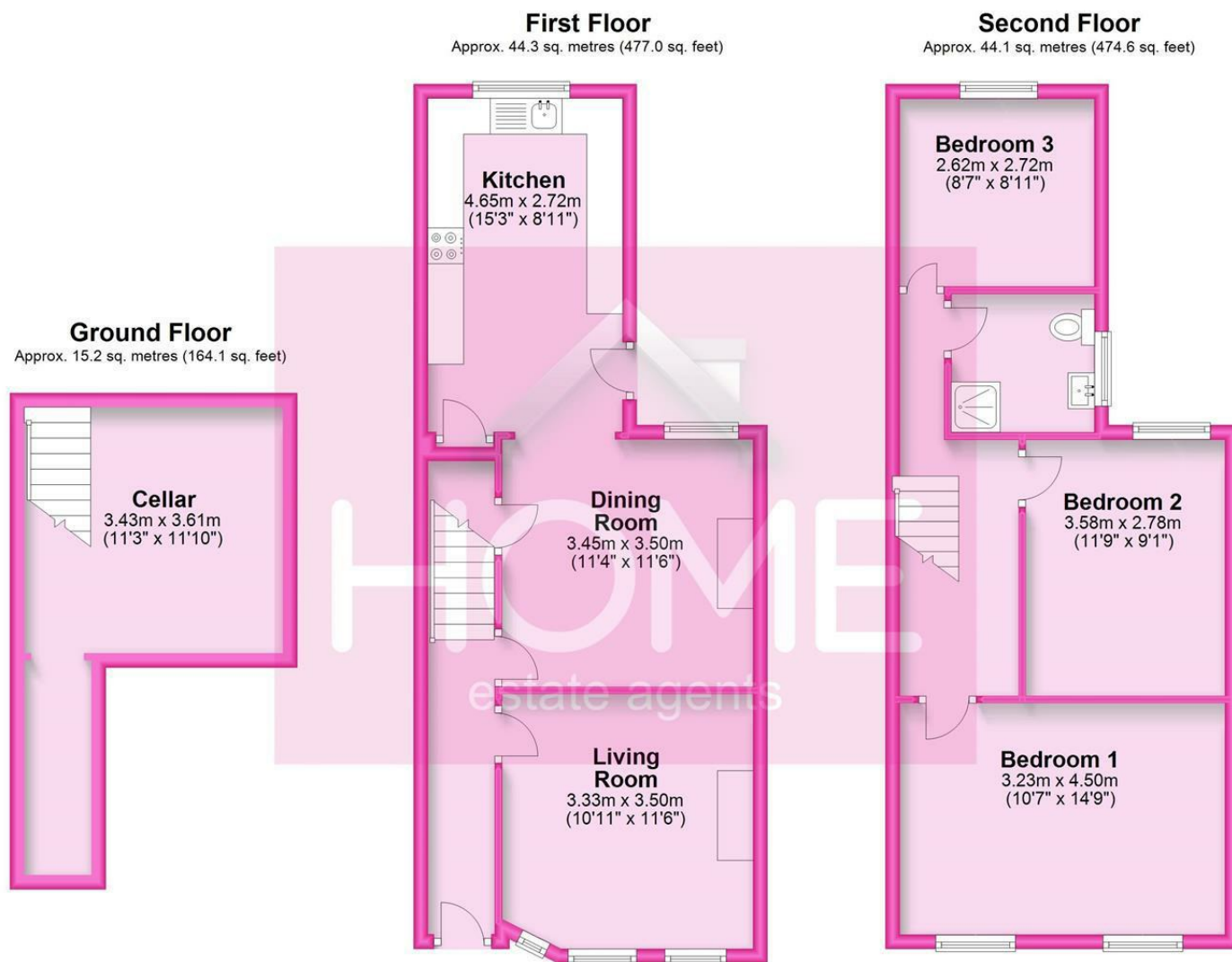


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Total area: approx. 103.7 sq. metres (1115.7 sq. feet)

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		
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