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16 Dunster Drive Flixton Manchester M41 6WT

Offers over £285,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this well presented three bedroom semi detached family residence situated in the popular area of Flixton. In brief the accommodation comprises welcoming hallway, through lounge diner, fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite, The property is warmed by gas central heating & is uPVC double glazed throughout. Externally to the front of the property there is an extensive block paved driveway providing ample off road parking. To the rear, which enjoys a sunny aspect, there is a large wooden decked patio with mainly lawned garden beyond. Ideally placed for the well appointed schools & amenities. To book your viewing call the team at HOME.

- Three bedroom semi detached
- Three piece bathroom
- Gas central heated
- Popular location
- Through lounge diner
- Driveway for parking
- Garden with sunny aspect
- Fitted kitchen
- uPVC double glazed
- 'Move in' condition



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Hallway

uPVC double glazed door to the front, wooden effect floor, radiator and stairs to the first floor. Double doors through to the lounge diner.

Through lounge 11'0" x 24'7" (3.37m x 7.50m)

uPVC double glazed bay window to the front and uPVC double glazed French doors giving access to the rear garden. Wall mounted electric fire, wooden effect floor, understairs storage cupboard and two radiators.

Kitchen 7'6" x 9'2" (2.30m x 2.80m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. Splash tiling and cupboard housing the gas central heating boiler.

Shaped landing

Open balustrade, uPVC double glazed window to the side and loft access. The loft is accessed via a fold down ladder and is boarded for storage.

Bedroom one 8'8" x 14'0" (2.66m x 4.27m)

uPVC double glazed window to the front and radiator.

Bedroom two 8'8" x 10'5" (2.66m x 3.18m)

uPVC double glazed window to the rear and radiator.

Bedroom three 6'3" x 9'11" (1.91m x 3.03m)

uPVC double glazed window to the front and radiator. Built in storage cupboard.

Bathroom 5'8" x 7'1" (1.75m x 2.16m)

A three piece suite comprises low level WC, wash hand basin and bath with shower rover . Tiling to compliment and radiator.

Externally

To the front of the property there is an extensive block paved driveway providing ample off road parking. To the rear, which enjoys a sunny aspect, there is a large wooden decked patio with mainly lawned garden beyond. It is fenced for privacy.

Tenure

The property is leasehold with a ground rent of £12 per annum.

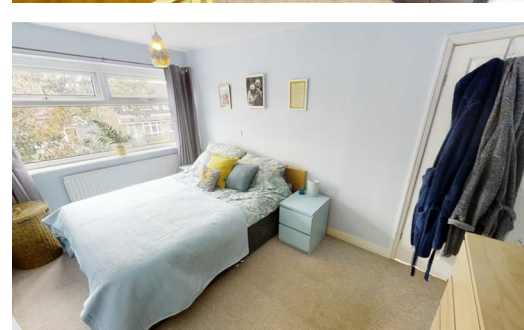
Council tax

The property is council tax band B.

Property disclaimer

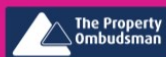
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested 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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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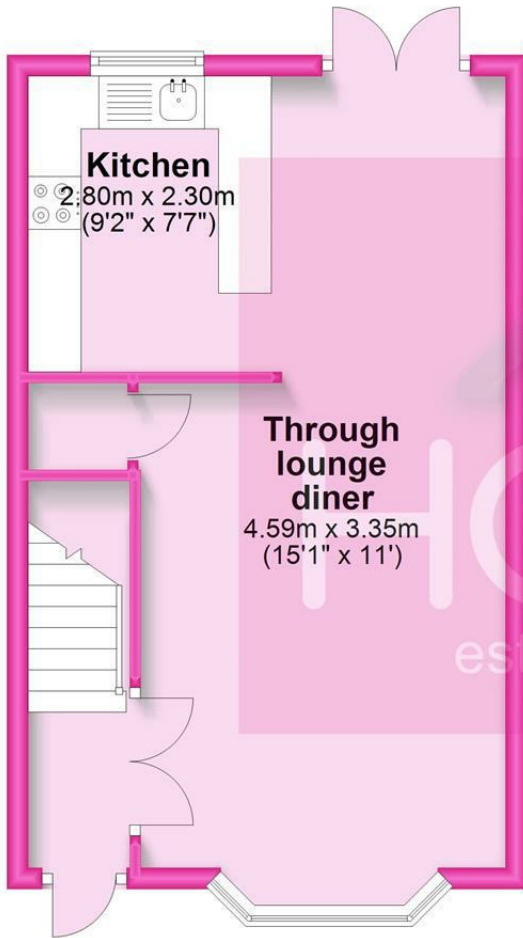
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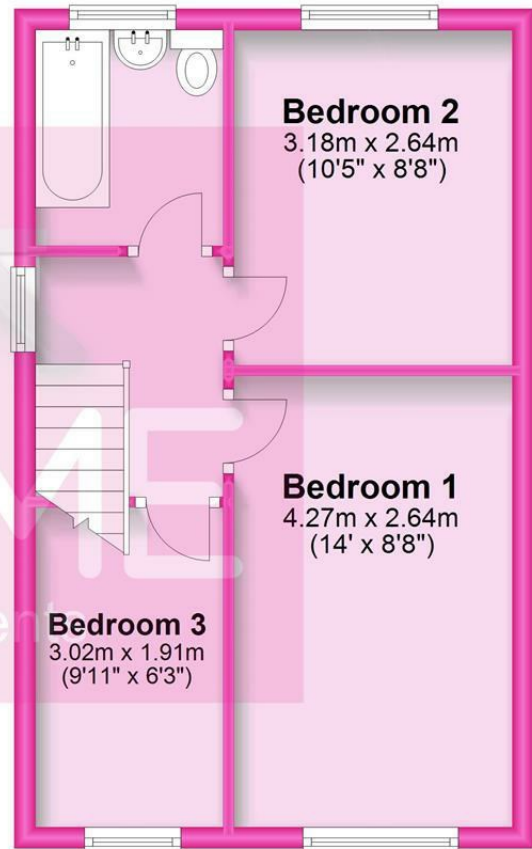
Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



First Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 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			
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Not environmentally friendly - higher CO ₂ emissions			
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