



## 34 Redesmere Park Flixton Manchester M41 9EP

### Offers in excess of £289,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom extended semi detached property. Situated on the peaceful Redesmere Park & benefiting from not being overlooked. In brief the accommodation comprises welcoming hallway, dining room, lounge, kitchen, garden room, downstairs three piece wet room, shaped landing, three piece shower room & the three well proportioned bedrooms. The property is warmed by gas central heating (installed 2019) & is majority uPVC double glazed. To the front of the property there is a large driveway providing ample off road parking. To the side there is a timber gate for access and pathway leading to the rear. To the rear which benefits from not being overlooked and enjoys a sunny aspect there is a generous paved patio area with wooden decked patio and are mainly lawned garden beyond. There are deep mature borders, vegetable patch, garden shed and greenhouse. Perfectly placed to enjoy the amenities of the area & the well regarded schools. To book your viewing call the team at HOME.

- Extended semi detached
- Dining room
- Garden room
- Not overlooked to the rear
- Three bedrooms
- Spacious kitchen
- Three piece shower room
- Lounge
- Downstairs wet room
- Generous driveway



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**Hallway 5'3 x 4'4 (1.60m x 1.32m)**

UPVC double glazed door to front and radiator. Stairs to the first floor

**Dining room 12'6 x 11'2 (3.81m x 3.40m)**

UPVC double glazed window to front, polished wood floor and radiator.

**Lounge 17'7 x 9'2 (5.36m x 2.79m)**

UPVC double glazed window to front and two UPVC double glazed windows to the side. Dado rail and radiator.

**Kitchen 15'7 x 9'8 (4.75m x 2.95m)**

UPVC double glazed window to rear and UPVC double glazed patio doors leading to the garden room. Fitted base units with a wooden effect worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Polish wood floor and radiator. Space for their appliances.

**Wet room 8'11 x 9'2 (2.72m x 2.79m)**

Professionally installed wet room. A three piece suite comprises low level WC, wash hand basin and walk-in shower cubicle. Tiling to compliment, radiator and UPVC double glazed window to rear. Extractor fan.

**Garden room 13'10 x 10'3 (4.22m x 3.12m)**

Glazed to two sides. French doors leading to the rear garden.

**Shaped landing**

Closed balustrade and loft access.

**Bedroom one 10'11 x 9'6 (3.33m x 2.90m)**

UPVC double glazed window to front and radiator. Built in storage cupboard housing the 'Worcester' gas central heating boiler.

**Bedroom two 10'6 x 9'6 (3.20m x 2.90m)**

UPVC double glazed window to rear, polished wood floor and radiator.

**Bedroom three 7'3 x 6'0 (2.21m x 1.83m)**

UPVC double glazed window to front, polished wood floor and radiator.

**Shower room 5'8 x 6'5 (1.73m x 1.96m)**

UPVC double glazed opaque window to rear. A three piece suite comprises low level WC, vanity wash hand basin with mixer tap and storage below and shower cubicle. Talons compliment, tiled floor, radiator and extractor fan.

**Externally**

To the front of the property there is a large driveway providing ample off road parking. To the side there is a timber gate for access and pathway leading to the rear. To the rear which benefits from not being overlooked and enjoys a sunny aspect there is a generous paved patio area with wooden decked patio and are mainly lawned garden beyond. There are deep mature borders, vegetable patch, garden shed and greenhouse. There is also an outside tap.

**Tenure**

We have been advised that the property is Freehold.

**Council tax**

We have been advised by our clients that the Council Tax is 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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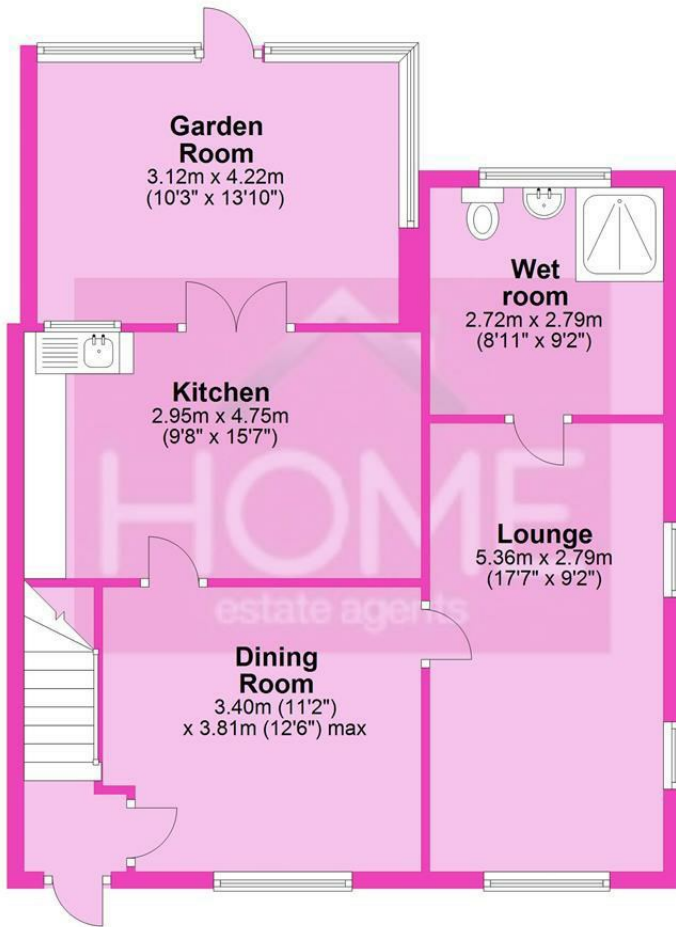
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## Ground Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 100.3 sq. metres (1079.4 sq. feet)

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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