



41 Woodsend Road Flixton Manchester M41 8QY

Offers over £224,950

NO ONWARD CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this three bedroom semi-detached property located on the popular Woodsend Road in Flixton. Suitably placed to access all local amenities and within the catchment area for several popular schools. This charming three bedroom property is an ideal first time buy or someone looking to downsize. The accommodation comprises of porch, entrance hallway, lounge and eat in kitchen. To the upstairs are three good sized bedrooms and a fitted family bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a mostly lawned garden and driveway offering off road parking and leading to the detached garage. To the rear is a mostly lawned Southerly facing garden.

- Great location
- No onward chain
- Three bedrooms
- Garage
- Off road parking
- Dining/kitchen
- Southerly facing rear garden
- Double glazed
- Gas central heating



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PORCH

ENTRANCE HALLWAY

Central heating radiator.

LIVING ROOM 12'98 x 11'88 (3.66m x 3.35m)

UPVC double glazed window to front. Television point. Central heating radiator.

DINING/KITCHEN 18'56 x 8'35 (5.49m x 2.44m)

UPVC double glazed window to rear. UPVC double glazed French doors to rear. A range of fitted wall and base units. Granite worktops. Integrated dishwasher. Built in electric oven. gas hob. Overhead extractor fan. Splash wall tiling.

LANDING

Shaped. Open balustrade.

BEDROOM ONE 12'89 x 10'41 (3.66m x 3.05m)

UPVC double glazed window to front. Central heating radiator.

BEDROOM TWO 8'39 x 11'29 (2.44m x 3.35m)

UPVC double glazed window to rear. Central heating radiator.

BEDROOM THREE 9'27 x 7'96 (2.74m x 2.13m)

UPVC double glazed window to front. Central heating radiator.

BATHROOM

UPVC double glazed opaque window to rear. Low level WC. Pedestal wash hand basin. Corner bath. Wall tiling to compliment.

OUTSIDE

To the outside front is a mostly lawned garden and driveway

offering off road parking and leading to the detached garage. To the rear is a mostly lawned Southerly facing garden.

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.

HOW TO OFFER

Offering on a property:

If you would like to offer on a property please contact the relevant office.

1. We will need your agreement in principle.
2. Proof of deposit
3. Two forms of I.D



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

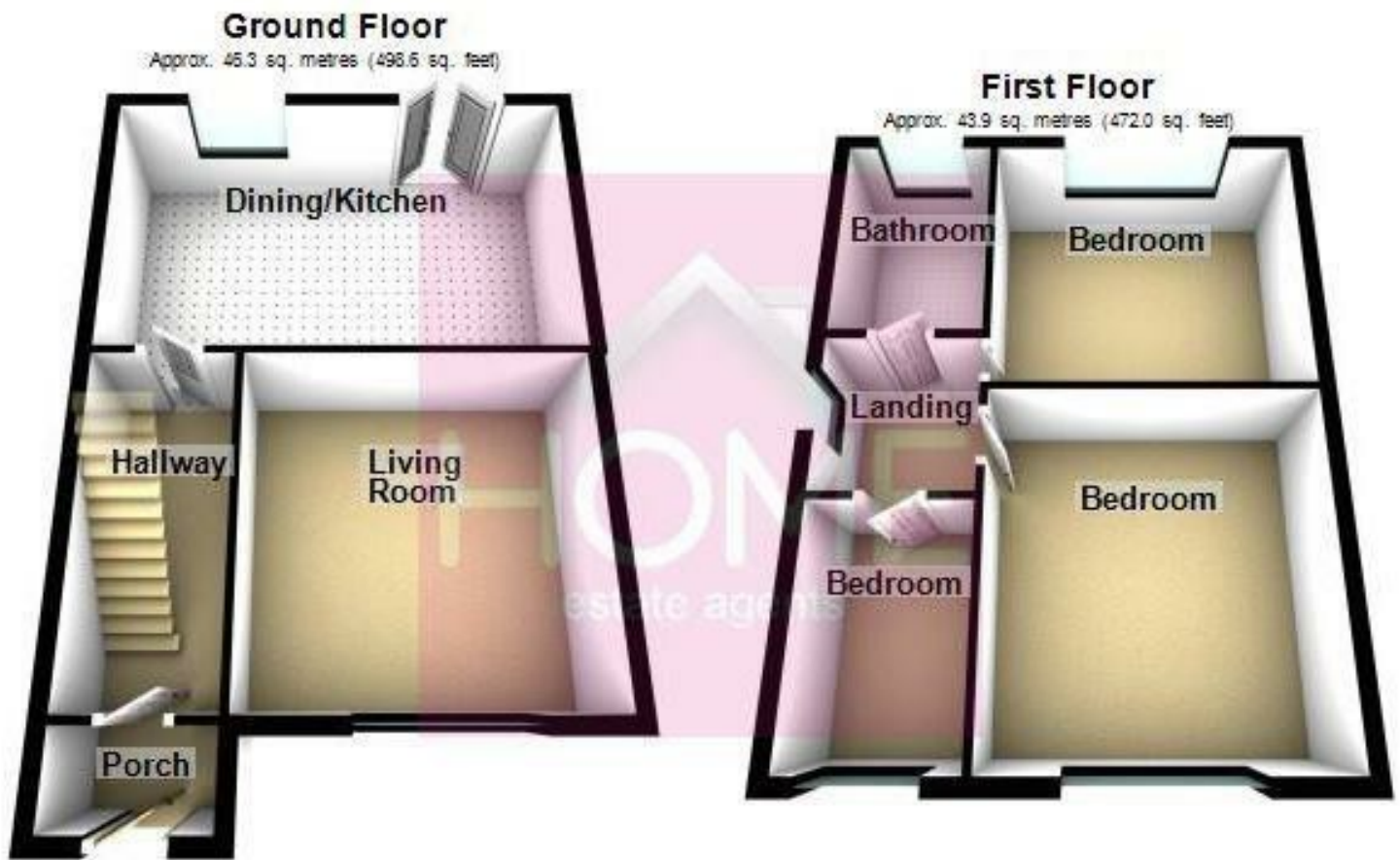


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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