



11 Keswick Avenue Flixton Manchester M41 6PW

£399,999

CUL DE SAC LOCATION! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom extended detached family residence situated on a small Flixton cul de sac. In brief the accommodation comprises entrance vestibule, welcoming hallway, bay fronted dining room, lounge, 'eat in' fitted kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is double glazed & is warmed by gas central heating. Externally to the front of the property there is a generous driveway providing ample off road parking which leads to the detached garage located to the side. The rear garden is a real treat & must be viewed to be appreciated. There is a paved patio area, mature beds, garden pond & lawned garden. There is a raised decked patio area which leads off the lounge. There is a storage cellar access from the rear. Ideally placed to enjoy the local green spaces, amenities & the well regarded schools. To book your viewing call the team at HOME.

- No chain
- Cul de sac location
- Three bedroom extended detached
- Useful storage cellar
- Bay fronted dining room
- Lounge
- Downstairs WC
- Extended 'eat in' kitchen
- Driveway & detached garage
- Beautiful garden to the rear



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Entrance vestibule

uPVC double glazed door to the front with uPVC double glazed surround. Entrance to the hallway.

Hallway

Door to the front, radiator and stairs to the first floor. uPVC double glazed window to the front within the study area.

Dining room 14'5" x 12'2" (4.41m x 3.72m)

uPVC double glazed bay window to the front and radiator.

Lounge 15'1" x 12'2" (4.62m x 3.72m)

uPVC double glazed door leading to the rear decked patio. uPVC double glazed windows to either side. Wooden fire surround with marble back and hearth housing a living flame gas fire. Picture rail and radiator.

'Eat in' kitchen 8'10" x 12'5" (2.71m x 3.81m)

Two uPVC double glazed windows to the rear and door to the front. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated dishwasher and space for other appliances. Incorporating a one and a half unit sink with mixer tap. Radiator.

Downstairs WC

Window to the side. A two piece suite comprises low level WC and wash hand basin. Splash tiling.

Shaped landing

Open balustrade and uPVC double glazed window to the side.

Bedroom one 14'8" x 12'1" (4.48m x 3.70m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 12'8" x 12'1" (3.87m x 3.70m)

uPVC double glazed window to the rear and radiator.

Bedroom three 10'4" x 6'2" (3.15m x 1.89m)

uPVC double glazed bay window to the front and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment, radiator and uPVC double glazed window to the rear.

Garage 24'5" x 9'4" (7.45m x 2.87m)

A detached garage with up and over door to the front. Power and lighting.

Tenure

The property is freehold.

Council tax

The property is council tax D.

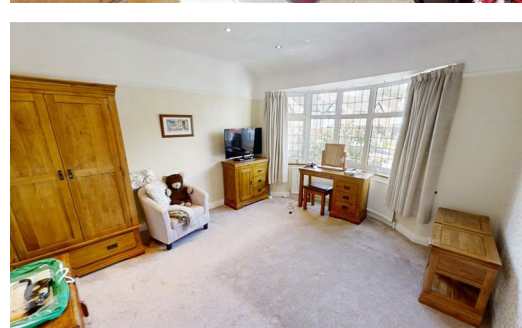
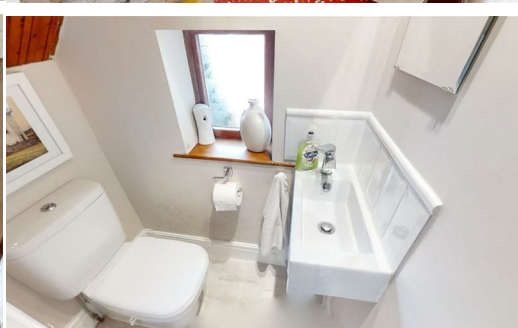
Property disclaimer

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.

Externally

To the front of the property there is a generous driveway providing ample off road parking which leads to the detached garage located to the side. The rear garden is a rear treat and must be viewed to be appreciated. There is a paved patio area, mature beds, garden pond and lawned garden. There is a raised decked patio area which leads off the lounge. There is a storage cellar access from the rear.



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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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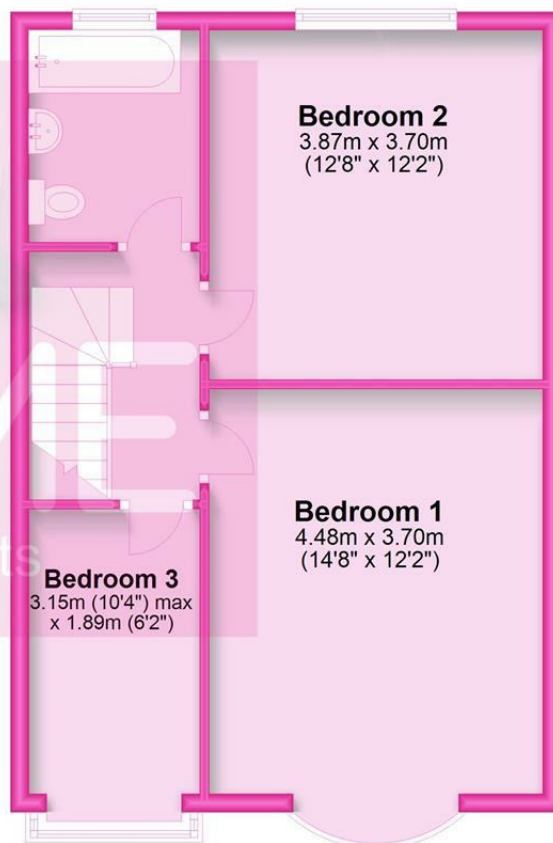
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 105.1 sq. metres (1130.9 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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