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14 Melton Avenue Flixton Manchester M41 6WP

Offers over £249,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this well appointed two double bedroom semi detached property situated on a small Flixton cul de sac. In brief the accommodation comprises welcoming hallway, lounge, fitted kitchen, garden room, home office, the two well proportioned double bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a generous driveway providing ample off road parking. There is paved pathway with ornate gravelled garden. To the rear there is a paved patio area with raised beds, paved pathway and ornate gravelled area. There is an garden shed. The property is ideally placed for the well regarded schools & local amenities, To book your viewing call the team at HOME.

- A two bedroom semi detached
- Garden room
- Three piece bathroom suite
- Cul de sac location
- Both double bedrooms
- Fitted kitchen
- Driveway for parking
- Lounge
- Home office
- Gardens front & rear

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Hallway

uPVC double glazed door to the front and uPVC double glazed window to the side. Engineered wood floor, built in cloaks cupboard and stairs leading to the front door.

Lounge 20'2 x 11'1 (6.15m x 3.38m)

uPVC double glazed bay window to the front and uPVC double glazed French doors leading to the garden room. Engineered wood floor, spotlights and radiator. Feature fire surround, back and hearth housing a cast iron multi fuel burning stove.

Garden room 9'9 x 8'0 (2.97m x 2.44m)

Glazed on three sides and door giving access to the side.

Kitchen 11'1 x 7'8 (3.38m x 2.34m)

A comprehensive range of matching fitted wall and base units with a butcher block worktop over. Incorporating a single unit Belfast style sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. Tiling to compliment, tiled floor and spotlights. uPVC double glazed window to the rear and uPVC double glazed door to the side.

Shaped landing

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

Bedroom one 13'11 x 9'3 (4.24m x 2.82m)

uPVC double glazed window to the front, coved ceiling, built in storage cupboard and radiator.

Bedroom two 10'5 x 11'0 (3.18m x 3.35m)

uPVC double glazed window to the rear and radiator.

Bathroom 6'3 x 5'8 (1.91m x 1.73m)

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

Home office 8'0 x 6'3 (2.44m x 1.91m)

uPVC double glazed window to the front and uPVC double glazed door to the side. Spotlights.

Externally

To the front of the property there is a generous driveway providing ample off road parking. There is paved pathway with ornate gravelled garden. To the rear there is a paved patio area with raised beds, paved pathway and ornate gravelled area. There is an garden shed.

Tenure

The property is Leasehold with a an annual ground rent of £25 payable.

Council tax

The property is council tax band B.

Important information

We feel it is important that prospective purchasers are aware of the following:

- * The property has a new roof installed in March 2021
- * The boiler was installed 5 years ago
- * The cast iron stove chimney was swept in March 2021 and is Defra approved with HETAS certification
- * The office flat roof was installed 4 years ago

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 Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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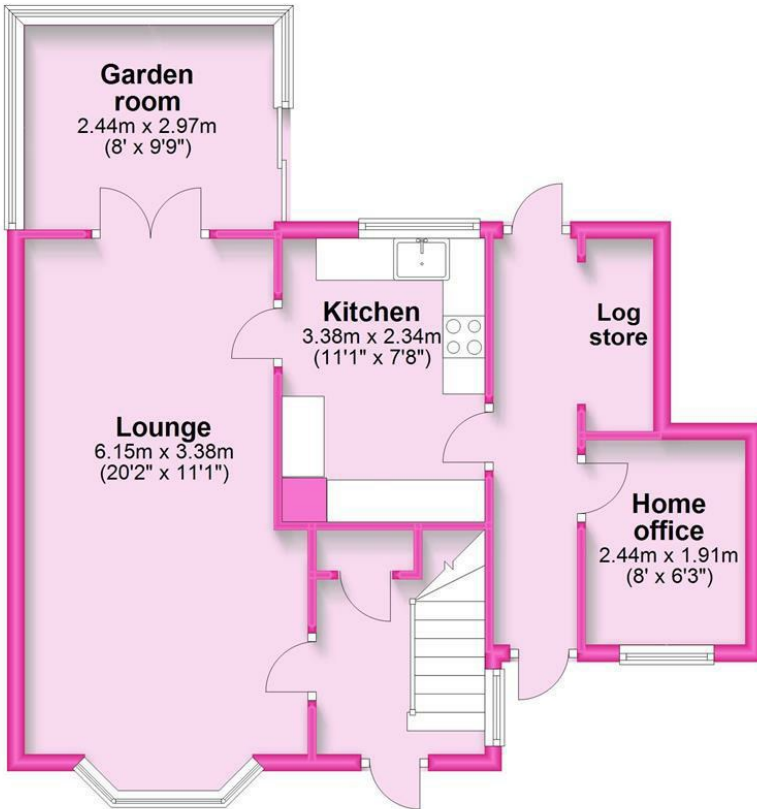
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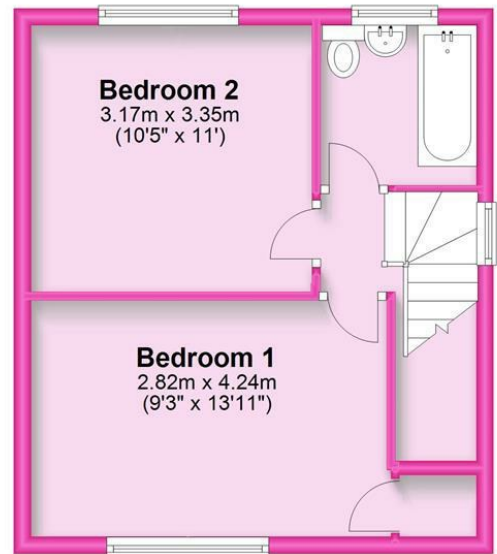
Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 86.0 sq. metres (925.9 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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