

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
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M32 8DN  
🐦 @homeinstretford

**Monoton Office**

0161 789 8383  
222 Monoton Road, Monoton  
M30 9LJ  
🐦 @homeinmonoton



## 16 Wibbersley Park Flixton Manchester M41 6JQ

### Offers over £364,995

NO CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this well presented three/four bedroom extended semi-detached property located on the cul-de-sac of Wibbersley park in Flixton. This sizeable property boasts spacious living accommodation to all floors. Tastefully extended this great family home is located close to all local amenities and is within the catchment area for several popular schools. The accommodation comprises of porch, entrance hallway, bay fronted lounge, study, extended kitchen/diner, playroom/bedroom four and downstairs WC. To the first floor is the shaped landing the three spacious bedrooms and modern fitted bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a large gated driveway offering ample off road parking. Whilst to the rear is a private mainly lawned garden with several raised decked patio areas. The garden is very spacious and enjoys a sunny aspect. To book your viewing call HOME on 01617471177.

- NO CHAIN!
- Cul-de-sac
- Very well presented
- Several reception rooms
- Extended
- Good sized bedrooms
- Modern fitted bathroom
- Ample off road parking
- Fantastic rear garden



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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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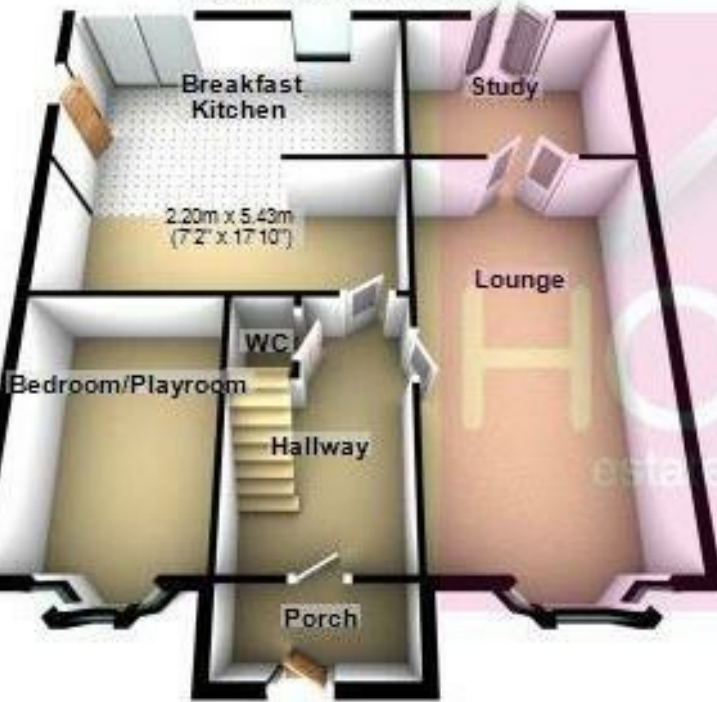


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## Ground Floor

Approx. 82.7 sq. metres (890.6 sq. feet)



## First Floor

Approx. 77.6 sq. metres (835.4 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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