



41 Calderbank Avenue Flixton Manchester M41 8SF

£1,200 PCM

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer to let this three bedroom semi detached property which spans over three floors. Let on an unfurnished basis and available 1st June 2021. The location of the property is close to all local amenities and is in the catchment area for several popular schools. The accommodation comprises of entrance hallway, kitchen, downstairs WC and lounge. To the first floor there are two good sized bedrooms and the family bathroom. The largest of the bedrooms is located on the second floor along with an ensuite shower room. The property is warmed by gas central heating and is fully double glazed. Rarely does a property come to the rental market in such superb condition so be sure to book your viewing early. Externally to the front is a gated paved garden and off road parking to the side. Whilst to the rear is a generous sized lawned garden with paved patio area To view call the team at HOME.

- Available 1st June 2021
- Spanning three floors
- Three bedrooms
- Ensuite shower room
- Lounge
- Modern kitchen
- Downstairs WC
- Family bathroom
- Gardens front & rear
- Off road parking



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Hallway

uPVC double glazed door to the front. Wood effect flooring. Double panel radiator. Stairs to the first floor.

Lounge 15'5 x 11'7 (4.70m x 3.53m)

UPVC double glazed French doors to rear. UPVC double glazed window to rear. Television point. Built in storage cupboard. Two double panel radiators.

Kitchen 15'3 x 8'5 (4.65m x 2.57m)

UPVC double glazed window to front. Wood effect flooring. A range of wall and base units with rolled edge worktop. Built in electric oven. Electric hob. Overhead extractor fan. Splash tiling. Double panel radiator.

Downstairs WC

A low level WC and wash hand basin. Radiator.

Shaped landing

Open balustrade and stairs to the second floor.

Bedroom two 15'4 x 8'10 (4.67m x 2.69m)

UPVC double glazed windows to rear. Double panel radiator.

Bedroom three 8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window to front. Double panel radiator.

Bathroom

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

Second floor landing

Open balustrade. Built in storage cupboard.

Bedroom one 15'4 x 12'10 (4.67m x 3.91m)

Three Velux roof windows. Television point. Double panel radiator.

Ensuite shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and radiator.

Externally

To the outside front is a gated paved garden and off road parking to the side. Whilst to the rear is a generous sized lawned garden with paved patio area.

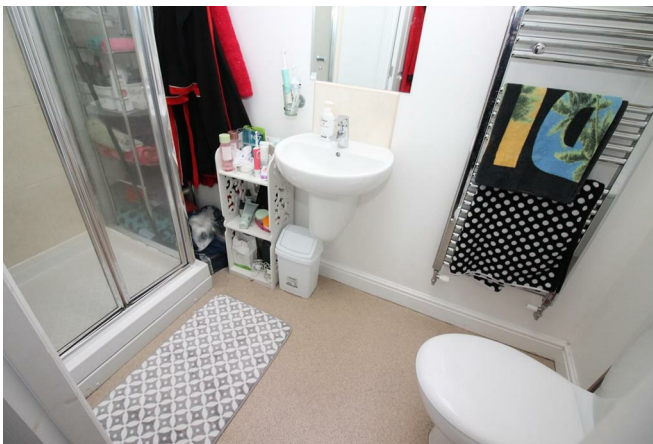
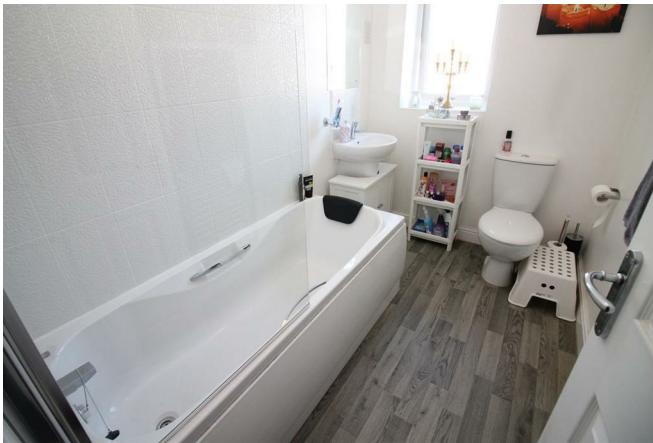
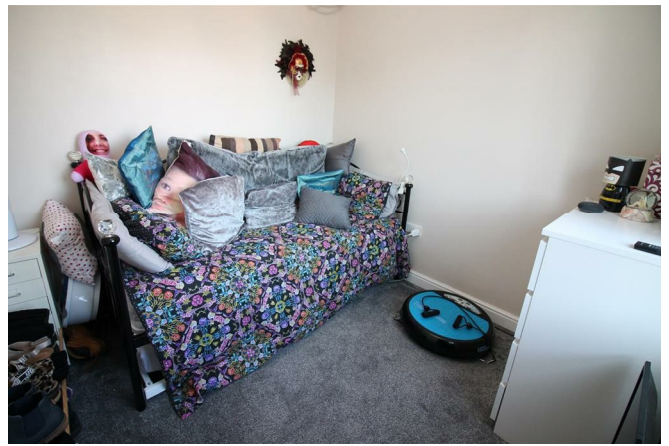


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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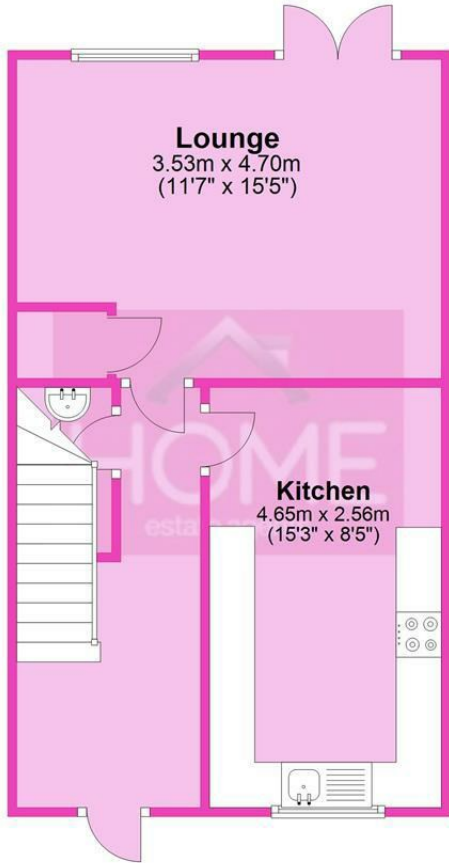
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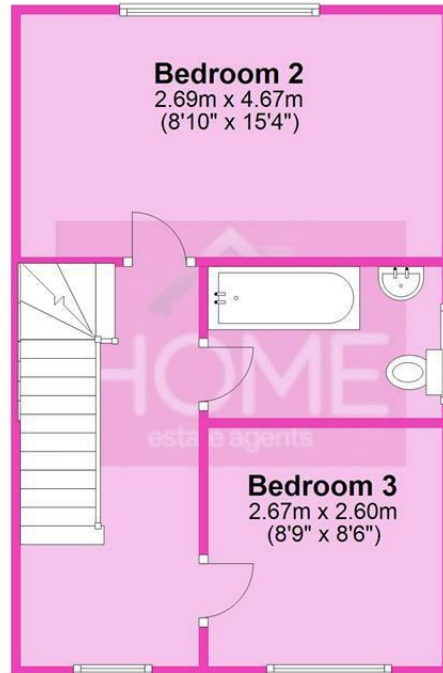
Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



Total area: approx. 97.2 sq. metres (1046.7 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		
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Not environmentally friendly - higher CO ₂ emissions		
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