



Flat 24 Brentwood House, Western Road Flixton Manchester M41 5GU

£139,999

POPULAR LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom first floor flat situated in the popular Brentwood House. IN brief the accommodation comprises hallway, lounge, fitted kitchen, the two double bedrooms, bathroom & separate WC. The property is warmed by gas central heating & is fully uPVC double glazed throughout. Externally there are well maintained gardens whilst to the rear there is off road parking & a storage shed. Perfectly placed for Flixton train station & amenities. To book your viewing call HOME on 01617471177.

- POPULAR LOCATION
- Lounge
- UPVC double glazed throughout
- Communal parking
- Two bedroom flat
- Kitchen
- Gas central heated
- First floor
- Bathroom & separate WC
- Communal gardens



Hallway

Door from communal hallway. Radiator, loft access and coved ceiling.

Lounge 11'8" x 15'3" (3.58 x 4.67)

UPVC double glazed window, radiator, picture rail and television point.

Kitchen 10'6" x 8'8" (3.22 x 2.65)

A range of fitted wall and base units with a rolled edged worktop over. A single unit sink with mixer tap, space for appliances and gas central heating boiler. Radiator and coved ceiling. UPVC double glazed window.

Bedroom one 15'0" x 9'1" (4.59 x 2.78)

UPVC double glazed window, coved ceiling and radiator.

Bedroom two 9'4" x 9'4" (2.87 x 2.87)

UPVC double glazed window, coved ceiling and radiator.

Bathroom 6'1" x 5'1" (1.87 x 1.57)

A two piece suite comprises wash hand basin and bath with shower over. Tiling to compliment, ladder radiator and UPVC double glazed opaque window. Coved ceiling and extractor fan.

Separate WC

A low level WC. UPVC double glazed opaque window.

Externally

Externally there are well maintained gardens whilst to the rear there is off road parking & a storage shed.

Management information

We have been advised by our client that the property is leasehold with a service charge is £600 every six months. This includes the building insurance, maintenance of the communal gardens and the internal communal hallways.

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.



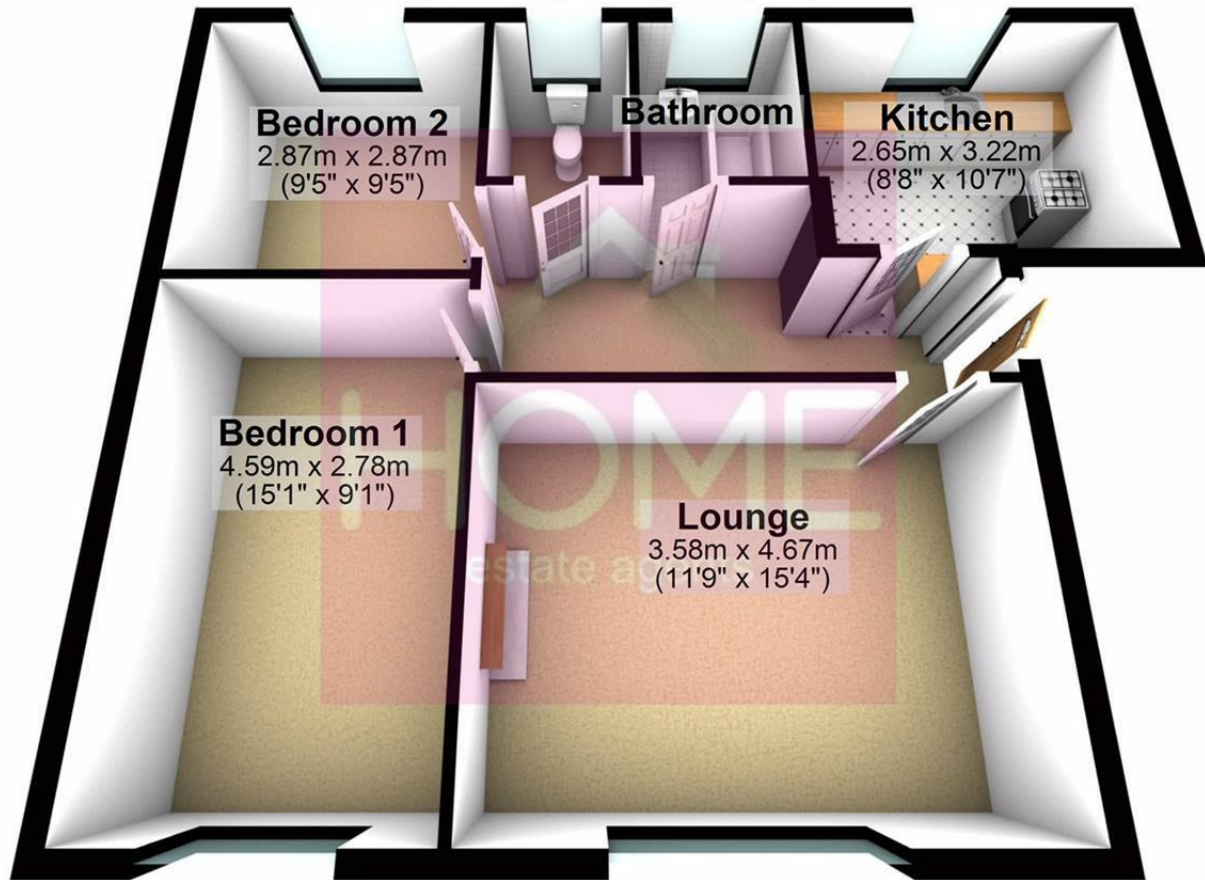


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Ground Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



Total area: approx. 61.9 sq. metres (666.4 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		
England & Wales	EU Directive 2002/91/EC	

