



18. Brooklyn Avenue Flixton Manchester M41 6PF

Offers over £775,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this simply stunning four bedroom extended period semi detached family residence. The standard of finish & quality of fittings must be viewed to be appreciated. In brief the ground floor comprises welcoming hallway, spacious lounge, dining room, 26ft kitchen & family room opening into a stunning orangery with wooden atrium overlooking a beautifully maintained private garden. To the first floor there is a beautiful shaped landing, the four well proportioned bedrooms & a stylish four piece family bathroom suite. The property benefits from professionally converted cellars boasting a contemporary shower room, playroom, & hallway. There is a further cellar area which is currently used for storage although could be converted into more living accommodation if desired. The property is warmed by gas central heating & the property is double glazed. Externally to the front there is a pleasant, well stocked garden along with a generous driveway providing ample off road parking accessed through electric timber gates. There is a separate electric pedestrian gate with intercom. The south westerly facing rear garden is a real treat benefiting from a sunny & very private aspect. The rear comprises decked area, shaped patio leading to a mainly lawned garden with mature deep beds. Inside & out the property is a genuine credit to our clients. To book your viewing call the team at HOME.

- A stunning period family home
- 26ft Kitchen & family room
- Generous driveway
- Popular location
- Bay fronted lounge
- Converted cellars
- Beautiful gardens
- Spacious dining room
- Four piece stylish bathroom
- Period features & modern luxuries



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L-Shaped Hallway 22'5 x 16'3 (6.83m x 4.95m)

Bright, large inviting hallway. Cast iron radiator and original stained front door. Travertine tiled flooring and concealed lighting to the converted cellar.

Lounge 12' x 15'2 (3.66m x 4.62m)

Original features- cornice, picture rail and decorative lattice air vent. Living flame gas fire. TV aerial. Double glazed wooden sash bay window.

Dining Room 16'6 x 12'4 (5.03m x 3.76m)

Original air vent for ducted heating. Living gas flame fire and french doors leading to the patio area of the garden. Leaded lights to the front sash window.

Kitchen & Family Room 26'6" x 16'11" (8.10m x 5.16m)

The heart of the home! A comprehensive range of fitted wall and base units with a granite worktop over. Island with granite worktop, integrated Miele dishwasher and storage below. Incorporating a one and a half unit sink with mixer tap with instant boiling hot water tap. Integrated full height 'Miele' fridge and separate freezer. Integrated 'Neff' microwave. 'Britannia' range cooker and extractor fan. Bespoke glass splash back, larder units, USB points and feature lighting. Kitchen Cabinetry is a bespoke inbuilt design which has been hand painted to a high finish. Multi fuel burning stove. Kitchen extending into a stunning Orangery with large wooden glass atrium with double glazed wooden sash windows to compliment. Limestone floor with underfloor heating. There are patio doors leading to a paved patio area overlooking the well maintained private garden.

Converted Cellar Area / Cloakroom

High specification throughout. Hallway with bespoke boot room and cast iron radiator. Access to a small laundry room and original cellar space currently used for storage.

Converted Cellar / Playroom 10'7" x 8'9" (3.25m x 2.67m)

The present owners have a sofa bed for visitors use, access to the ensuite wetroom. Original cast iron fireplace. Access to the coal and log storage.

Converted Cellar / Wet Room 4'9" x 4'7" (1.45m x 1.42m)

Finished to a high standard. Low level WC and hand basin. Ceiling mounted rainforest shower head. Tiled throughout and benefiting from underfloor heating.

Shaped Landing 11'2 x 8'10 (3.40m x 2.69m)

Bright landing with leaded skylight. Leading to bedrooms and family bathroom.

Bedroom One 16'6 x 12'2 (5.03m x 3.71m)

Bespoke fitted wardrobes housing TV and storage. Cast iron radiators. Dual aspect double glazed wooden sash windows.

Bedroom Two 12'7 x 12'11 (3.84m x 3.94m)

Original fitted cupboards for storage. Double glazed wooden sash window to the front. TV aerial. Cast Iron Radiator.

Bedroom Three 10'0 x 11'10 (3.05m x 3.61m)

Double glazed wooden sash window to the rear. Radiator and TV aerial.

Bedroom Four 12'9 x 7'8 (3.89m x 2.34m)

Bespoke fitted wardrobes. Cast iron radiator. Double glazed wooden sash window.

Bathroom 12'11 x 5'10 (3.94m x 1.78m)

A four piece suite comprises low level WC, vanity wash hand basin, clawfoot bath and shower cubicle. Travertine tiles. uPVC double glazed opaque window to the rear.

Externally

Externally to the front there is a pleasant, well stocked garden along with a generous driveway providing ample off road parking accessed through electric timber gates. The rear south-westerly facing garden is a real treat

benefiting from a sunny and private aspect. The rear comprises decked area, shaped patio leading to a mainly lawned garden with mature deep beds. There is outside power, lighting and an outside tap.

Additional Information

The Vendors have advised that they have planning permission for a 3 storey extension to the rear of the property. This is to provide another cellar room, downstairs toilet, larger dining room and large ensuite to master bedroom.

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.



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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

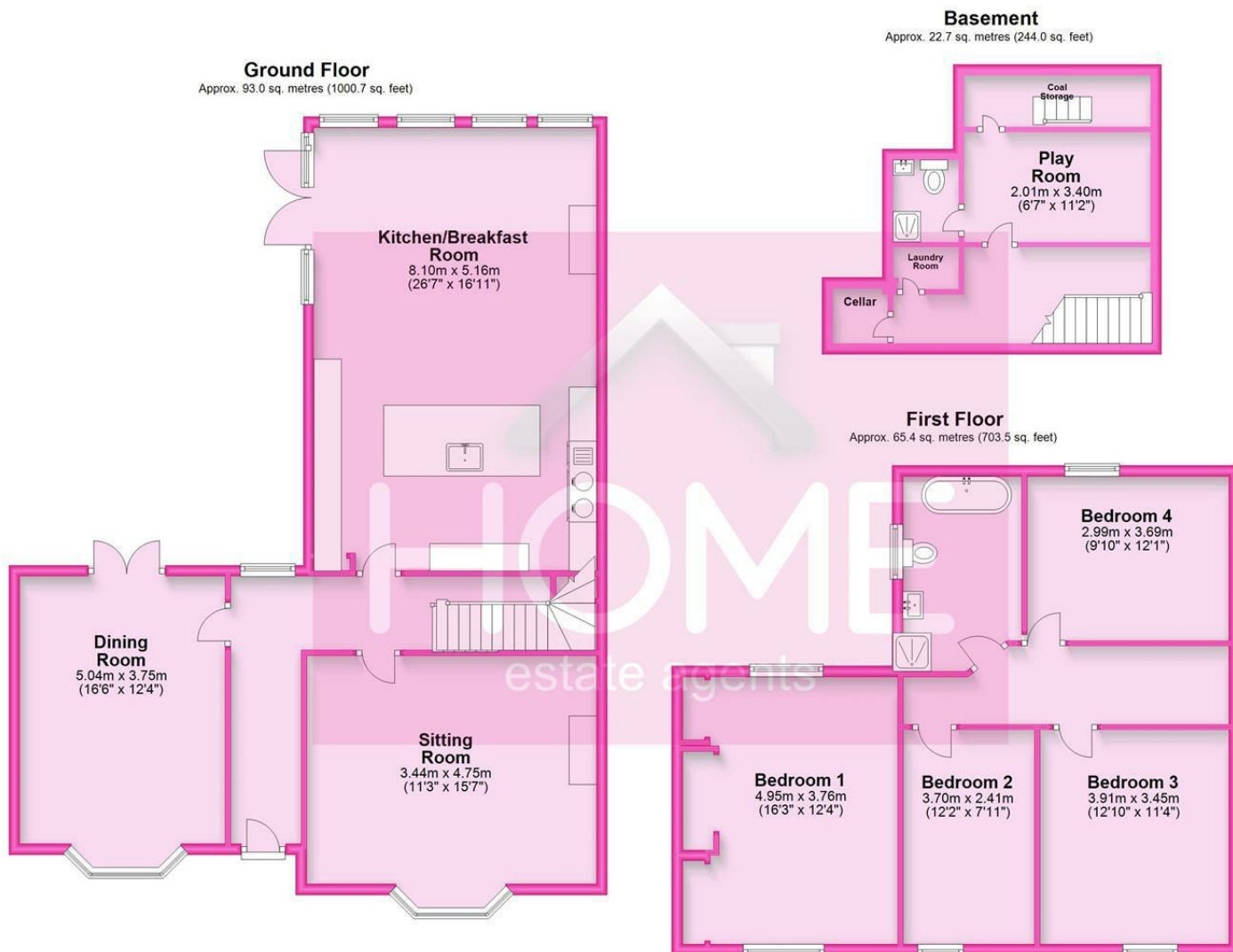


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Total area: approx. 181.0 sq. metres (1948.1 sq. feet)

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		
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