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Green Bank Carrington Road Flixton Manchester M41 6HT

£899,950

EXTENSIVE PLOT! HOME ESTATE AGENTS are privileged to offer for sale this exceptional five double bedroom semi detached Victorian residence situated in the popular area of Flixton. Occupying a substantial plot and backing directly onto the Meadows, we feel an early viewing is essential to appreciate this impressive property. Spanning four floors the property built in the 1880's has many original period characteristics whilst still having all the modern day features expected. In brief the ground floor comprises spacious hallway, large lounge, dining room, modern fitted dining kitchen, rear hallway, utility room and downstairs WC. On the first floor you will find four of the well proportioned double bedrooms along with a two piece bathroom suite as well as a separate WC. To the first floor you will find the remaining fifth double bedroom and impressive dressing room/hobby room. There are two generous chambers cellars which whilst currently used for storage office potential to be converted into further living space if required. The property is warmed by gas central heating. Externally the gardens genuinely must be viewed! To the front of the property there is a driveway providing ample off road parking for several vehicles and a mainly lawned garden. The driveway continues to the side giving access to the rear. The rear garden which benefits from a southerly aspect is mainly lawned with steps down to a woodland area and meadow garden. Due to the size of the plot there is potential for extensions or even another building such as a granny annex subject to obtaining the required planning consent. Ideally positioned to enjoy the amenities of the area, transport links and the always desirable schools. To book your viewing call the team at HOME.

- A Victorian residence
- Modern dining kitchen
- Useful cellars
- Large grounds
- Lounge
- Downstairs WC
- Five double bedrooms
- Dining room
- Utility room
- Many original features



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

Hallway 18'11 x 6'7 (5.77m x 2.01m)

Door to front with glazed surround. Original tiled floor, original coved ceiling, original ceiling rose and picture rail. Radiator. Stairs to first floor.

Lounge 13'1 x 14'11 (3.99m x 4.55m)

Original sash windows. Original coved ceiling, original picture rail and solid wood floor. Radiator.

Dining room 17'2 x 12'10 (5.23m x 3.91m)

Original sash windows, original coved ceiling and picture rail. Solid wood floor and radiator. Original fire surround with tiled back and hearth housing an open fire.

Dining kitchen 12'10 x 15'6 (3.91m x 4.72m)

Window overlooking the courtyard, upright period style contemporary radiator. A comprehensive range of matching high gloss fitted wall and base units with a wooden effect worktop over. Incorporating a Belfast style single unit sink with mixer tap. Integrated five ring gas hob, double oven and dishwasher. Fitted extractor hood. Splash tiling, plinth lighting, solid wood floor and LED spotlights.

Rear hallway 9 x 6 2 (2.74m x 1.83m 0.61m)

Barn door giving access to the courtyard, original sash window, original tile floor, radiator and doorway giving access to the cellars.

Utility room 11'8 x 13'1 (3.56m x 3.99m)

Original sash window, original tiled floor and space for appliances. Fitted wall and base units for storage.

Downstairs WC 7'5 x 4'9 (2.26m x 1.45m)

Window, original tiled floor and radiator. Gas central heating boiler. A two piece suite comprising low level WC and wash hand basin with storage below

First floor landing

Open balustrade, original coved ceiling, original picture rail and skylight. Stairs leading to the second floor

Bedroom one 16'2 x 12'9 (4.93m x 3.89m)

Original sash window to rear, original coved ceiling and picture rail. Radiator. Period wooden fire surround and tailback housing an ornate fireplace.

Bedroom two 14'10 x 12'10 (4.52m x 3.91m)

Original sash window to rear, original picture rail and coved ceiling and radiator. Wooden fire surround and tiled back having an ornate fireplace.

Bedroom three 13'0 x 14'8 (3.96m x 4.47m)

Original sash window to front, original code ceiling and picture rail. Cast iron original fireplace with tiled hearth. Radiator.

Bedroom four 12'10 x 12'10 (3.91m x 3.91m)

Original sash window to side, original coved ceiling and picture rail. Radiator. Original cast-iron ornate fireplace.

Family bathroom 5'11 x 7'3 (1.80m x 2.21m)

Original sash window to side and period style radiator. A three-piece suite comprises low-level WC, rolltop period style footed bath and wash hand basin. Tiled floor.

Bathroom 5'4 x 6'4 (1.63m x 1.93m)

Original sash windows to front and radiator. A two piece suite comprises wash and basin and bath with shower over. Tiling to compliment.

Separate WC

Original sash window to side. A period style hi flush WC. Tiled floor.

Second floor landing

Closed balustrade.

Bedroom five 14'8 x 13'1 (4.47m x 3.99m)

Currently used as a home office. Sash window to front, vaults window and solid wood floor. Stairs leading to dressing room.

Dressing room 16'2" x 13'1" (4.93m x 3.99m)

To original sash windows to rear. Skylight, solid wood floor and radiator.

Cellar chamber one 13'5 x 16'10 (4.09m x 5.13m)

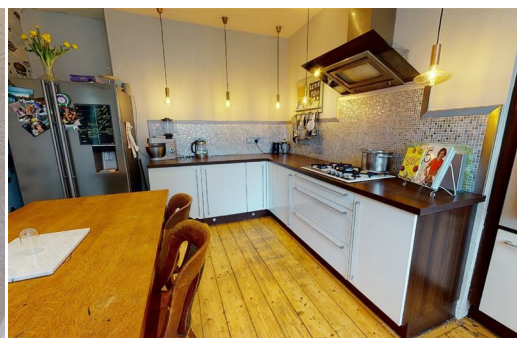
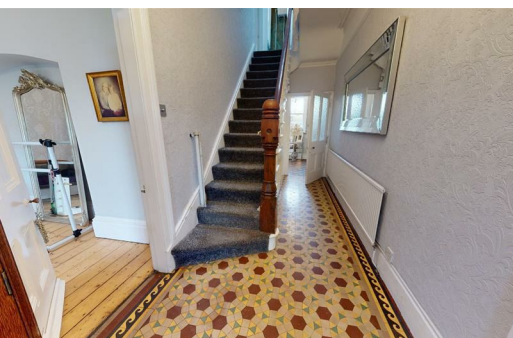
Original but a table, original stove and stone floor.

Cellar chamber two 12'9 x 14'6 (3.89m x 4.42m)

Original stone floor.

Externally

To the front of the property there is a large driveway providing ample off-road parking which leads to a further area for parking along with a mainly lawned garden. There is a pathway to the front and the side giving access to the rear. The rear garden simply must be view to be fully appreciated. Benefiting from extensive mainly lawned garden which leads down with steps to a further loan garden, woodland and meadow area.



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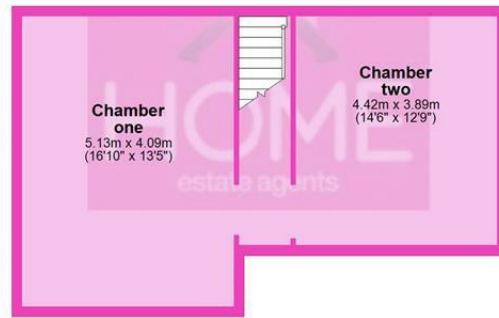
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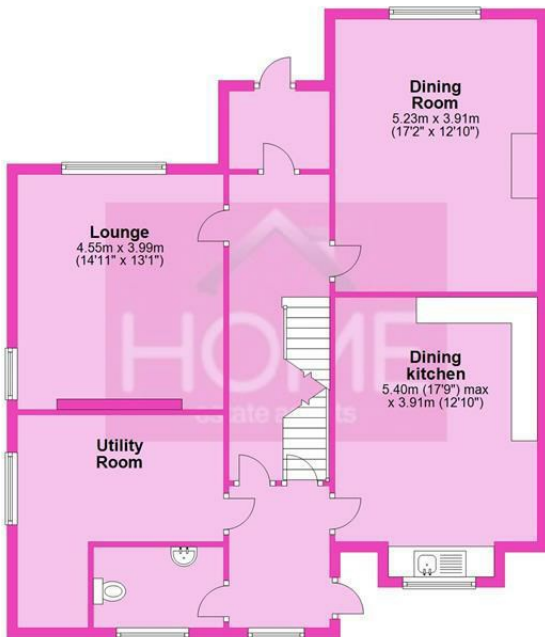
Basement

Approx. 43.5 sq. metres (467.7 sq. feet)



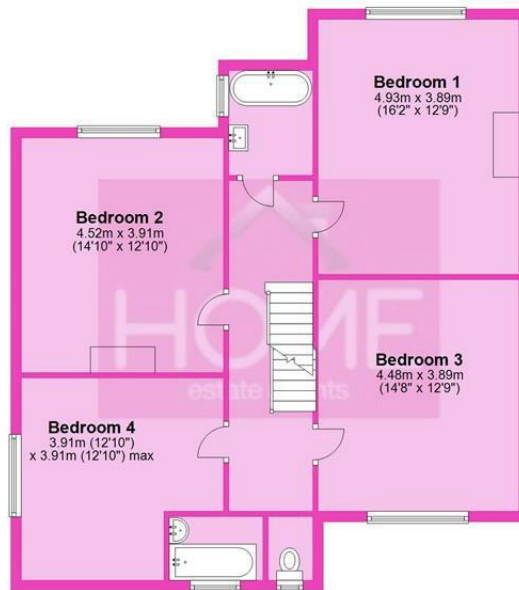
Ground Floor

Approx. 96.5 sq. metres (1038.9 sq. feet)



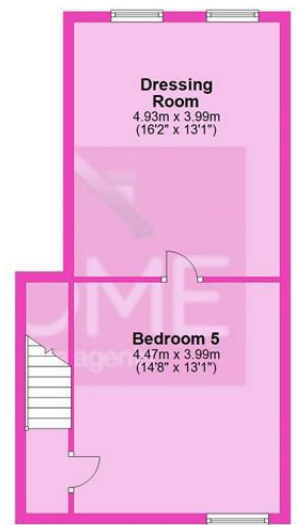
First Floor

Approx. 88.3 sq. metres (950.2 sq. feet)



Second Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 270.3 sq. metres (2909.0 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		
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Not environmentally friendly - higher CO ₂ emissions			
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