



6 Bosdin Road West Flixton Manchester M41 6PB

Offers over £350,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this fully renovated and beautifully presented three bedroom semi detached property situated in the popular area of Flixton. If you are looking for a property in genuine 'move in' condition, be sure to book your viewing early. In brief the property comprises entrance vestibule, welcoming hallway, bay fronted lounge, modern breakfast kitchen and family room, shaped landing, the three well proportioned bedrooms and a three piece contemporary bathroom suite. The property is warmed by gas central heating and is fully UPVC double glazed. Externally to the front of the property there is a pleasant garden along with a generous driveway providing ample off road parking which leads to the garage. To the rear there is a paved patio area with ornate garden beyond with mature beds. Due to the nature of the plot there is genuine potential for extending subject to obtaining the required planning consent. Ideally placed for the well regarded schools, transport links and amenities. To book your viewing collar team at HOME.

- Fully renovated through
- Bay fronted lounge
- High standard of finish
- Ideal for schools & amenities
- Drop your bags & move in!
- Breakfast kitchen & family room
- Gardens front & rear
- Three bedroom semi detached
- Contemporary bathroom
- Driveway & garage



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Vestibule

UPVC double glazed stained and leaded door to front with UPVC double glazed surround. Entrance to the hallway.

Hallway

UPVC double glazed door to front with UPVC double glazed surround. Wooden effect flooring, under stairs storage cupboard and contemporary radiator. Stairs to first floor.

Lounge 13'3" x 10'8" (4.06m x 3.26m)

UPVC double glazed bay window to front and contemporary radiator.

Breakfast kitchen & family room 13'0" x 18'3" (3.97m x 5.57m)

A comprehensive range of fitted wall and base units with a rolled edged worktops over. Central island incorporating a one and a half unit sink with mixer tap with storage units below. Space for range style cooker. Integrated dishwasher integrated fridge freezer and space for other appliances. Spotlights, contemporary radiator, under stairs storage cupboard, splash tiling and wooden effect flooring. UPVC double glazed window to rear and UPVC double glazed French doors leading to the rear garden.

Shaped landing

Open balustrade and UPVC double glazed window to side.

Bedroom one 13'3" x 10'8" (4.06m x 3.26m)

UPVC double glazed bay window to front

and radiator. A range a built in wardrobes with ample hanging and shelving space. Fitted drawers.

Bedroom two 13'3" x 10'8" (4.06m x 3.26m)

UPVC double glazed window to rear and radiator. Loft access. A range of fitted wardrobes with ample hanging in shelving space. Fitted drawers.

Bedroom three 8'4" x 6'11" (2.55m x 2.12m)

UPVC double glazed window to front and radiator.

Bathroom

A contemporary three piece suite comprising low-level WC, vanity wash hand basin with storage unit below, P-shaped bath with shower over and glass screen. Tiling to complement, tiled floor, contemporary radiator, spotlights, extractor fan and UPVC double glazed window to rear.

Externally

To the front of the property there is a paved driveway providing ample off-road parking leading to the garage. There is a lawned area and ornate gravelled section. To the rear there is a paved patio area with ornate garden beyond with mature beds. Due to the nature of the plot there is genuine potential for extending subject to obtaining the required planning consent.

Tenure

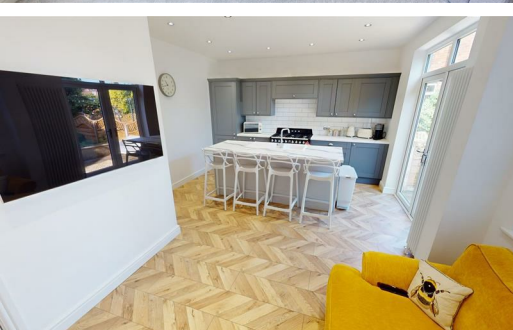
The property is Freehold.

Council tax

The council tax band is C.

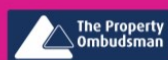
Property disclaimer

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.

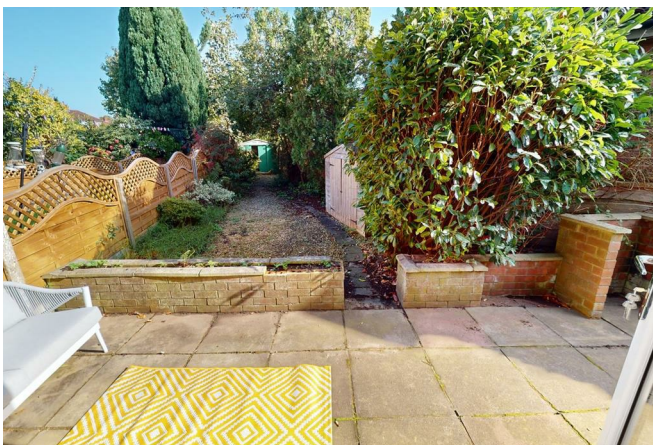


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553

Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 88.6 sq. metres (954.1 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553