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## 72 Stott Drive Flixton Manchester M41 6WA

### £235,000

BACKING ON TO OPEN FIELDS! HOME ESTATE AGENTS are proud to offer for sale this well appointed two bedroom semi detached property situated on the peaceful Stott Drive. In brief the accommodation comprises hallway, lounge, fitted 'eat in' kitchen, conservatory, downstairs three piece bathroom, landing and the two double bedrooms. The master bedroom boasts a three piece ensuite shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a pleasant garden with driveway. Through wrought iron gates the drive continues to the side & leads to the rear. To the side & rear the garden really must be seen. Benefiting from an extensive mainly lawned garden, patio area & is backing onto open fields. Due to the size of the plot there is genuine potential for extensions subject to obtaining the required planning consent. To book your viewing call HOME on 01617471177.

- BACKING ON TO OPEN FIELDS
- Lounge
- Ensuite shower room to the master
- Two bedroom semi detached house
- 'Eat in' kitchen
- uPVC double glazed throughout
- Hallway
- Three piece bathroom
- Gas central heated



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**Hallway 6'0" x 6'2" (1.83 x 1.90)**

uPVC double glazed door to the side and uPVC double glazed opaque window to the side. Stairs to the first floor. Radiator and wooden effect floor.

**Lounge 14'10" x 12'0" (4.53 x 3.67)**

uPVC double glazed window to the front and radiator. Wooden fire surround with tiled hearth and back housing a wall mounted gas fire. Television point and understairs storage cupboard.

**'Eat in' kitcehn 17'9" x 8'10" (5.42 x 2.71)**

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated four ring gas hob, double oven and space for appliances. One and a half unit sink with mixer tap, splash tiling, radiator and gas central heating boiler. Two uPVC double glazed windows to the rear and uPVC double glazed door leading to the conservatory.

**Conservatory 8'8" x 15'7" (2.65 x 4.76)**

uPVC double glazed on three sides with uPVC double glazed roof. uPVC double glazed door leading to the garden. Tiled floor and radiator.

**Downstairs bathroom 5'7" x 7'1" (1.71 x 2.18)**

A modern three piece suite comprises low level WC, wash hand basin and bath. Tiling to compliment, tiled floor, uPVC double glazed window to the side and ladder radiator.

**Landing**

Closed balustrade and built in storage cupboard.

**Bedroom one 11'2" x 12'0" (3.42 x 3.67)**

uPVC double glazed window to the front and radiator.

**Ensuite shower room 2'10" x 6'7" (0.88 x 2.03)**

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment. uPVC double glazed window to the side.

**Bedroom two 8'7" x 12'2" (2.64 x 3.72)**

uPVC double glazed window to the rear, storage into the eaves and radiator.

**Externally**

To the front there is a pleasant ornate garden with mature plants and shrubs. There is a driveway which leads down the side through wrought iron gates. To the side and the rear there is an extensive lawned garden, patio area, mature beds and several fruit trees/bushes.

**Tenure**

We have been advised by our client that the property is Freehold.

**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 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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Total area: approx. 75.4 sq. metres (811.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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