

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ

🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN

🐦 @homeinstretford

**Monoton Office**

0161 789 8383  
222 Monoton Road, Monoton  
M30 9LJ

🐦 @homeinmonoton



## 7 Aldermere Crescent Flixton Manchester M41 8UE

### Offers over £294,950

EXTENDED! HOME ESTATE AGENTS are delighted to bring to the market this three bedroom extended semi-detached property located on the desirable Aldermere Crescent in Flixton. This well presented property boasts spacious living accommodation internally and externally with several reception rooms, large bespoke fitted kitchen and superb rear garden. The location is in a desirable area of Flixton and close to all local amenities and excellent schooling. The accommodation comprises of entrance hallway, lounge, dining room and fitted kitchen. To the upstairs are three good sized bedrooms and a modern fitted shower room. The property is double glazed and warmed by gas central heating. To the front is a charming garden and driveway offering off road parking. Whilst to the side is a continuation of the driveway leading to the detached garage. The rear garden really does need to be seen to be appreciated. This generous sized garden boasts several lawned areas, Indian paved patio and raised decked area. To book your viewing call HOME.

- Extended
- Great location
- Well presented
- Several reception rooms
- Bespoke kitchen
- Three bedrooms
- Off road parking
- Detached garage
- Superb rear garden



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



#### ENTRANCE HALL

Central heating radiator.

#### LIVING ROOM 20'61 x 10'83 (6.10m x 3.05m)

UPVC double glazed bay window to front. Wooden bi-fold doors to rear. Air conditioning unit. Inset glass fronted gas fire. Television front. Central heating radiator.

#### DINING ROOM 11'44 x 10'93 (3.35m x 3.05m)

UPVC double glazed sliding doors to rear. Central heating radiator.

#### KITCHEN 21'63 x 7'50 (6.40m x 2.13m)

UPVC double glazed sliding doors to rear. UPVC double glazed window to side. A range of modern high gloss wall and base units. Granite worktops. Fitted combination microwave. Fitted electric oven. Four ring induction hob. Contemporary overhead extractor fan. Integrated dishwasher. Integrated 50:50 fridge, freezer. Integrated washing machine. Glass splash backs. Tiled floor.

#### LANDING

Shaped. Open balustrade. Loft access. UPVC double glazed window to side.

#### BEDROOM ONE 11'48 x 10'77 (3.35m x 3.05m)

UPVC double glazed bay window to front. A range of fitted wardrobes. Television point. Central heating radiator.

#### BEDROOM TWO 9'03 x 8'77 (2.82m x 2.44m )

UPVC double glazed window to rear. A range of fitted wardrobes. Central heating radiator.

#### BEDROOM THREE 7'64 x 6'47 (2.13m x 1.83m)

UPVC double glazed window to rear. Fitted wardrobes. Central heating radiator.

#### BATHROOM

UPVC double glazed opaque window to front. low level WC. Vanity wash hand basin. Corner shower cubicle. Wall tiling to compliment. Mosaic floor tiling. Under floor heating. Ladder style radiator.

#### OUTSIDE

To the front is a charming garden and and driveway offering off road parking. Whilst to the side is a continuation of the driveway leading to

the detached garage. The rear garden really does need to be seen to be appreciated. This generous sized garden boasts several lawned areas, Indian paved patio and raised decked area. To book your viewing call HOME.

#### TENURE

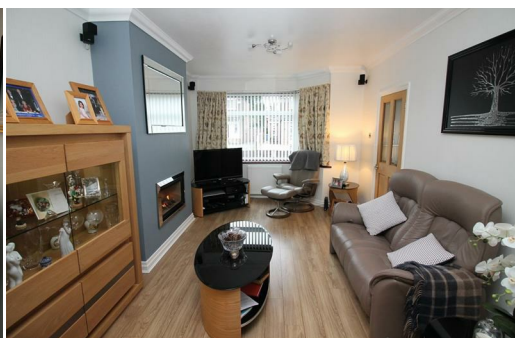
FREEHOLD

#### 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.

#### ADDITIONAL INFORMATION

GAZCO REMOTE GAS FIRE  
WIRED FOR SURROUND SOUND  
GERMAN BUILD KITCHEN  
NEFF COMBI MICROWAVE  
NEFF ELECTRIC OVEN  
12 PLATE DISHWASHER  
CDA WASHER AND DRYER  
ELECTRIC GARAGE DOOR  
GARAGE HAS POWER AND LIGHTING  
TRAVERTINE BATHROOM TILING



LOCAL EXPERTS THAT GET YOU MOVING

 [www.homeestateagents.com](http://www.homeestateagents.com)



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



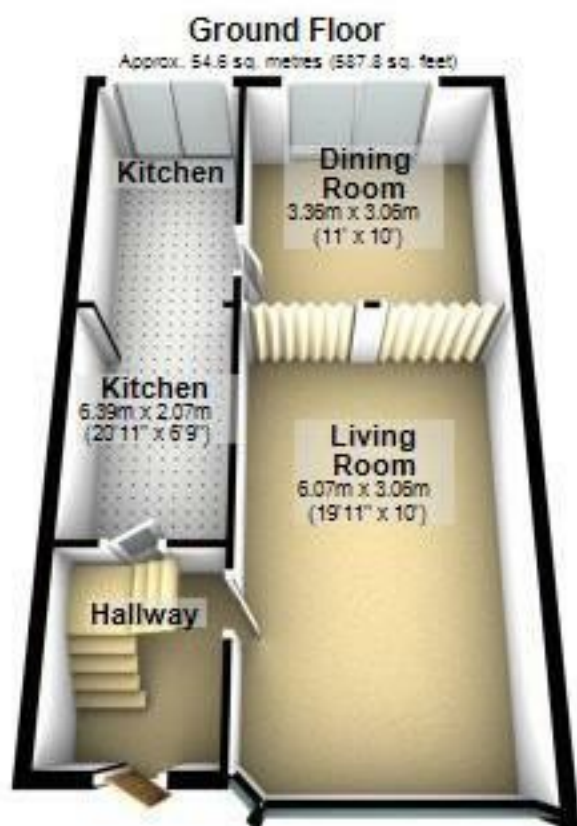


**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)



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



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monston - 9262084 Urnston - 04331861 Stretford - 08259553