



23 Shawe Road Flixton Manchester M41 5DL

£1,200 PCM

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer to let this three double bedroom extended semi detached family residence. Being let on an unfurnished basis & available from 1st March 2021. IN superb condition & must be viewed to be fully appreciated. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, extended modern fitted kitchen, shaped landing, the three piece shower room & the three double bedrooms. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a driveway leading to the integral garage. To the rear there is a generous patio area with mainly lawned garden beyond which is fenced for privacy. Ideally placed for the local train station, the well regarded schools & access into the town centre. To book your viewing call the team at HOME.

- Let unfurnished
- Dining room
- Generous rear garden
- Well appointed throughout
- Three double bedrooms
- Extended modern kitchen
- Driveway & integral garage
- Bay fronted lounge
- Contemporary shower room
- Convenient location



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Vestibule

uPVC double glazed door to the front. Door through to the hallway.

Hallway 13'10" x 7'3" (4.22m x 2.23m)

Door to the front with glazed surround. Wooden effect floor, understairs storage and radiator. Stairs to the first floor.

Lounge 12'11" x 11'3" (3.95m x 3.43m)

uPVC double glazed bay window to the front and radiator. A wooden fire surround with marble effect back and hearth housing a living flame gas fire. Open through to the dining room.

Dining room 12'5" x 10'7" (3.81m x 3.23m)

uPVC double glazed French doors leading to the rear garden. Radiator. Open through to the lounge.

Extended kitchen 19'2" x 8'8" (5.86m x 2.66m)

uPVC double glazed windows to the side and the rear. uPVC double glazed door to the side giving access to the rear garden. A comprehensive range of matching fitted wall and base units with wooden effect worktop over. Integrated gas hob, double oven, dishwasher and fridge. Space for other appliances. Incorporating a one and a half unit sink with mixer tap. Splash tiling, wooden effect floor, spotlights and radiator.

Shaped landing

Stained and leaded window to the side. Open balustrade.

Bedroom one 13'10" x 11'7" (4.22m x 3.54m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'11" x 11'3" (3.34m x 3.43m)

uPVC double glazed window to the rear and radiator.

Bedroom three 16'0" x 7'10" (4.89m x 2.40m)

Two uPVC double glazed windows to the front and radiator.

Shower room 7'1" x 7'5" (2.17m x 2.28)

uPVC double glazed opaque window to the side. A three piece modern suite comprises low level WC, vanity wash basin and shower cubicle with glass screen. Splash tiled, tiled floor and ladder radiator.

Garage

Up and over door to the front. Door giving access to the rear garden. Power and lighting.

Externally

Externally to the front there is a driveway leading to the integral garage. To the rear there is a generous patio area with mainly lawned garden beyond which is fenced for privacy.



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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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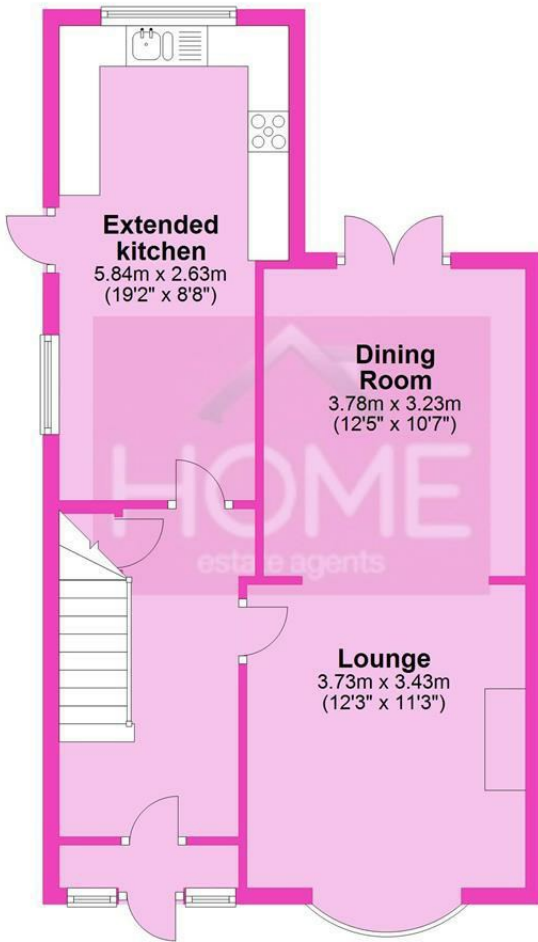
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Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 103.1 sq. metres (1109.6 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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