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48 Vale Avenue Flixton Manchester M41 6PQ
£295,000

BEAUTIFULLY PRESENTED! HOME ESTATE AGENTS are delighted to offer for sale this superbly presented & tastefully decorated three bedroom semi detached property situated on a peaceful Flixton avenue. If you are looking for a property in genuine 'move in condition' be sure to book your viewing early. In brief the accommodation comprises hallway, lounge, modern fitted kitchen, shaped landing, the three well proportioned bedrooms & a contemporary three piece bathroom suite. Warmed by gas central heating & uPVC double glazed. Occupying a pleasant corner position, there are gardens to the front & the rear along with a driveway providing ample off road parking. Ideally placed for Flixton train station & the well regarded schools. To book your viewing call the team at HOME.

- Superbly presented throughout
- Contemporary kitchen
- uPVC double glazed
- Three bedroom semi detached
- Modern bathroom suite
- Gardens front & rear
- Lounge
- Gas central heated
- Corner position



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Hallway

uPVC double glazed door to the front and uPVC double glazed opaque window to the front. Wooden effect floor and stairs to the first floor.

Lounge 20'6 x 10'10 (6.25m x 3.30m)

uPVC double glazed bay window to the front and uPVC double glazed French doors leading to the rear garden. Wooden fire surround with black granite back and hearth housing a living flame gas fire. Wall lights, coved ceiling, radiator and wooden effect floor.

Kitchen 18'2 x 7'8 (5.54m x 2.34m)

uPVC double glazed window to the rear and door leading to the garage. A comprehensive range of matching wall and base units with a rolled edged worktop over. Incorporating one and a half unit sink with mixer tap with splash tiling. An integrated gas hob and double electric oven. Space for appliances. Breakfast bar and wooden effect floor. Understairs storage cupboard.

Shaped landing

uPVC double glazed window to the side and glass balustrade.

Bedroom one 10'6 x 10'6 (3.20m x 3.20m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 10'6 x 9'1 (3.20m x 2.77m)

uPVC double glazed window to the rear and radiator.

Bedroom three 8'5 x 8'3 (2.57m x 2.51m)

uPVC double glazed window to the rear and radiator.

Bathroom

uPVC double glazed opaque window to the side and uPVC double glazed circular window to the front. A contemporary

three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment. Tiled floor and radiator.

Externally

Externally to the front there is a generous mainly lawned garden and driveway providing ample off road parking which leads to the attached garage. To the rear, which enjoys a sunny aspect, there is a paved garden which is fenced for privacy.

Garage

Up and over door to the front. Door leading to the rear. Power and lighting. Gas central heating boiler.

Tenure

We have been advised by our clients that the property is leasehold with a ground rent of £5.00 payable.

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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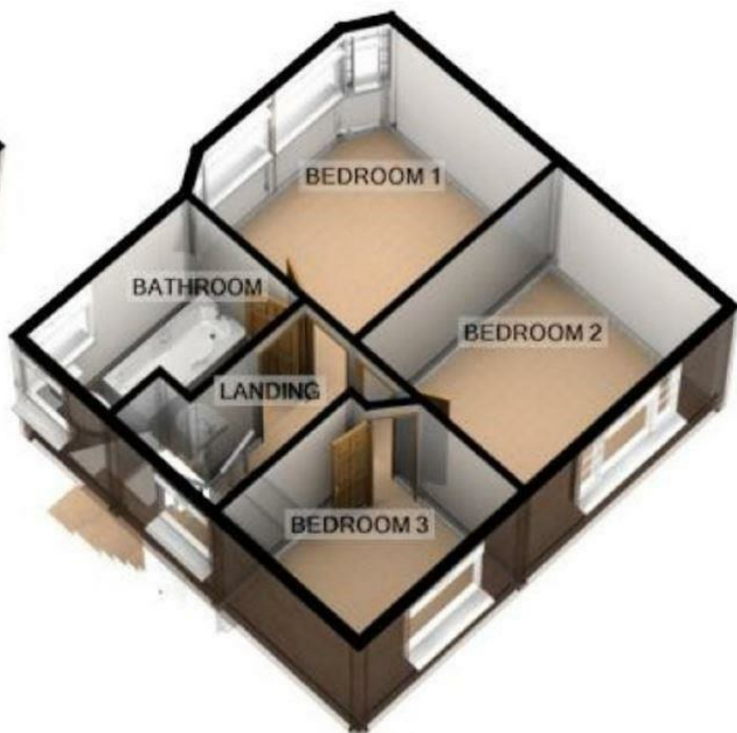
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GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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	



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