



## 56 Balmoral Road Flixton Manchester M41 6HQ

### Offers over £399,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this superbly presented three bedroom semi detached dormer bungalow situated on the popular Balmoral Road. Occupying a generous corner position & therefore has genuine potential for extensions subject to obtaining the required planning consent. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining room, modern fitted kitchen, downstairs third bedroom, modern three piece shower room, landing & the two remaining double bedrooms. The property is uPVC double glazed & is warmed by gas central heating. Externally there are pleasant gardens to three sides along with a impressive driveway providing ample off road parking which leads to a large detached garage. Ideally placed for local amenities & transport links. To book your viewing call the team at HOME.

- Generous corner plot
- Potential for extensions\*
- Three bedroom semi detached
- Dormer bungalow
- Bay fronted lounge
- Dining room
- Modern fitted kitchen
- Contemporary shower room
- Large driveway & garage
- 'Move in' condition



### Hallway

uPVC double glazed door to the front and uPVC double glazed. Luxury wooden effect floor and radiator. Stairs leading to the first floor.

### Lounge 13'3" x 12'9" (4.04 x 3.89)

uPVC double glazed bay window to the front, dado rail, luxury wooden effect floor and radiator. Cast iron fire surround with tiled floor and living flame gas fire. Open through to the dining room.

### Dining room 12'9" x 12'9" (3.89 x 3.89)

uPVC double glazed window to the rear, luxury wooden effect floor, dado rail and radiator.

### Kitchen 14'0 x 10'1 (4.27m x 3.07m)

uPVC double glazed window to the rear and the side. uPVC double glazed door leading to the rear garden. A range of modern wall and base units with a black granite worktop over. Incorporating a one and half unit with mixer tap. Integrated hob, oven and extractor fan. Integrated fridge freezer. Space for other appliances. Wooden effect floor and radiator.

### Downstairs bedroom three 7'10" x 11'4" (2.39 x 3.47)

uPVC double glazed window to the rear, wooden effect floor and radiator. Cupboard housing the gas central heating boiler.

### Downstairs shower room 5'9 x 5'7 (1.75m x 1.70m)

A three piece suite comprises low level

WC, wash hand basin and shower cubicle. Splash tiling, tiled floor, ladder radiator, spotlights and uPVC double glazed opaque window to the front.

### Landing

Open balustrade and built in storage cupboard.

### Bedroom one 12'1" x 12'0" (3.69 x 3.66)

uPVC double glazed window to the front, wooden effect floor and radiator. A range of built in wardrobes with ample hanging and shelving space.

### Bedroom two 12'1" x 8'6" (3.69 x 2.61)

uPVC double glazed window to the side, wooden effect floor and radiator. A range of built in wardrobes with ample hanging and shelving space.

### Externally

To the front of the property there is a mainly lawned garden with pathway leading to the front door. To the side there is another lawned garden and driveway providing ample off road parking leading to the detached garage. To the rear there is an ornate garden

### Garage

A large garage with up and over door to the front. Power and lighting.

### Tenure

The property is freehold.

### Council tax

The property is council tax band C.

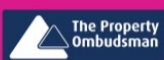
### Property disclaimer

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.



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





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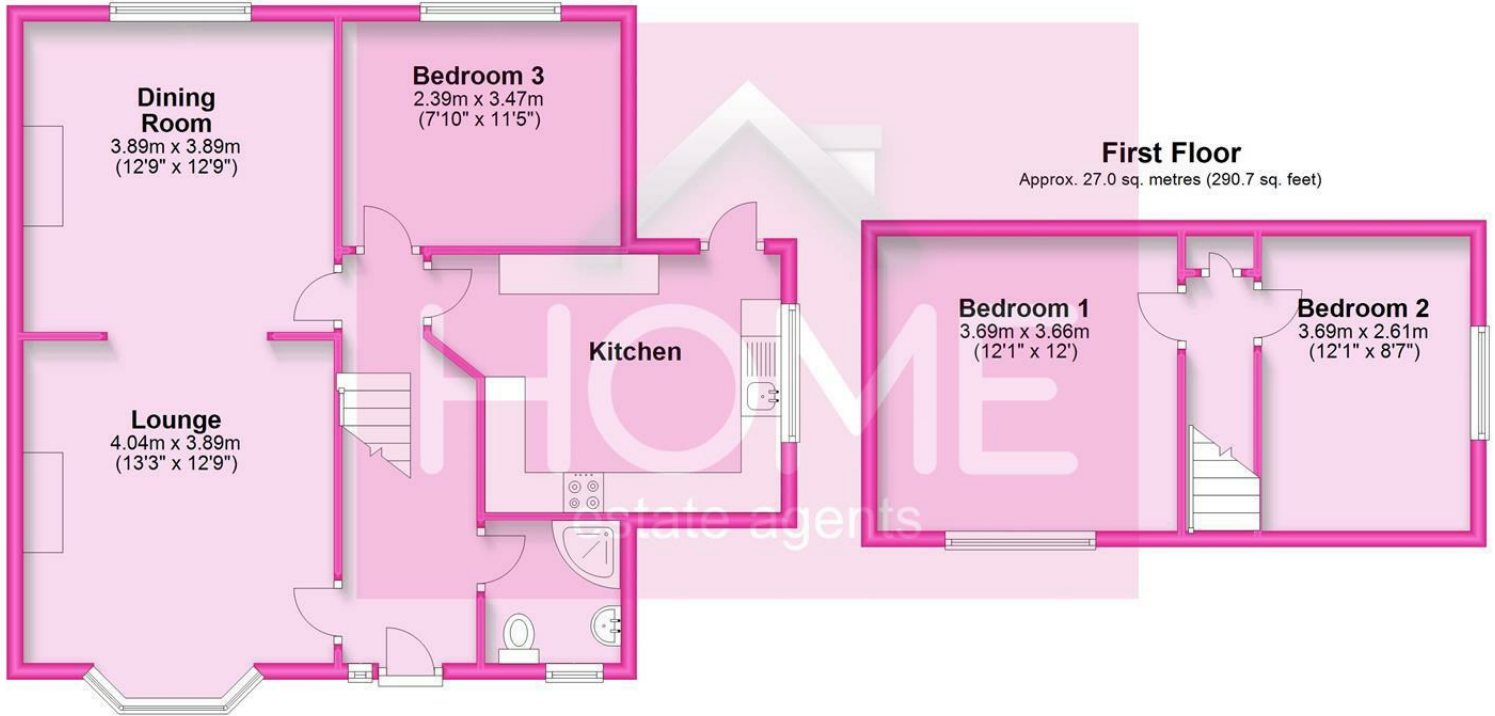
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### Ground Floor

Approx. 65.3 sq. metres (702.6 sq. feet)



Total area: approx. 92.3 sq. metres (993.3 sq. feet)

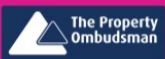
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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