



## 40 Southgate Flixton Manchester M41 9FS

### Offers over £525,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this five bedroom extended semi detached family residence situated on the always popular Southgate in Flixton. In brief the ground floor comprises welcoming hallway, lounge, sitting room, fitted kitchen, utility room and large uPVC double conservatory, Also to the ground floor is a self contained annex with a separate kitchenette, living room, bedroom and ensuite shower. To the first floor there is a shaped landing, the five well proportioned bedrooms, two benefiting from ensuite showers & a three piece family bathroom. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a generous driveway providing ample off road parking. To the rear there is a shaped wooden decked patio with mainly lawned garden beyond. Ideally placed for the well regarded schools, amenities & green spaces of the of the area. To book your viewing call the team at HOME.

- Five Bedroom Semi Detached
- Large Conservatory
- Three Piece Family Bathroom
- Popular Location
- Sitting Room
- Ground floor Bedroom & Shower Room
- Driveway For Ample Parking
- Lounge
- Two Ensuite Shower Rooms
- Wooden Decking Area



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### Porch

### Hallway

Wooden flooring, coved ceiling and radiator. Stairs leading to the first floor.

### Living Room 13'8" x 12'0" (4.17 x 3.66)

uPVC double glazed box bay window to the front, coved ceiling and radiator. Wooden fire surround with marble effect back and hearth housing a gas fire.

### Lounge Area 13'10" x 12'0" (4.24 x 3.66)

uPVC patio door leading to the decked patio area. Coved ceiling and radiator. Wooden fire surround with a marble heath housing a log burner.

### Kitchen 16'9" x 6'5" (5.13 x 1.96)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Integrated dishwasher. Space for other appliances. Incorporating a double unit sink with mixer tap. Radiator. Double doors leading into the conservatory. Access to the utility room.

### Utility Room

Access from the kitchen.

### Conservatory 11'5" x 18'9" (3.50 x 5.74)

uPVC double glazed on three sides. uPVC double glazed French doors leading to the rear garden. Wooden floor and two radiators.

### Ground Floor Bedroom 10'7" x 10'7" (3.25 x 3.23)

uPVC double glazed window to side and radiator.

### Third Lounge 17'10" x 12'2" (5.46 x 3.73)

uPVC double glazed window to the front and radiator. Door access to the side of the property.

### Down Stairs Shower Room

A three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment and towel radiator.

### Shaped Landing

Closed balustrade and loft access.

### Bedroom One 13'5" x 10'9" (4.09 x 3.30)

uPVC double glazed box bay window to the front, dado rail and radiator. A range of fitted wardrobes with ample hanging and shelving space.

### Bedroom Two 11'8" x 10'9" (3.56 x 3.30)

uPVC double glazed window to the rear, dado rail and radiator.

### Bedroom Three 11'3" x 12'2" (3.45 x 3.73)

uPVC double glazed window to the rear. Coved ceiling and radiator. Ensuite shower room.

### Ensuite

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

### Bedroom Four 14'4" x 12'2" (4.39 x 3.73)

uPVC double glazed window to the front. Coved ceiling and radiator. Ensuite shower room.

### Ensuite

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

### Bedroom Five 6'7" x 7'11" (2.02 x 2.43)

uPVC double glazed window to the rear, dado rail and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overbed storage cabinets and drawers.

### Family Bathroom 7'6" x 8'3" (2.29 x 2.54)

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

### Externally

Externally to the front there is a generous driveway providing ample off road parking for multiple vehicles. To the rear there is a shaped wooden decked patio with mainly lawned garden beyond and access via the side gate.

### Tenure

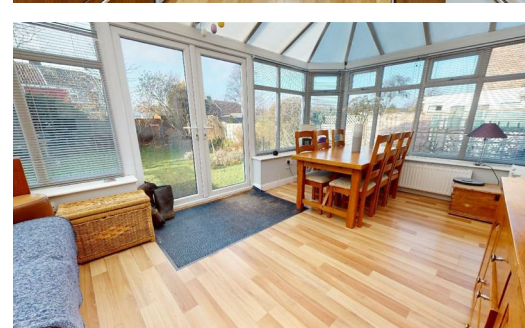
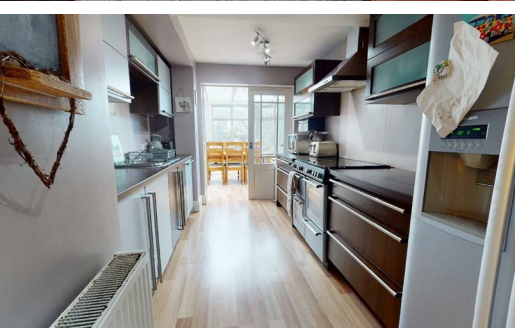
The property is leasehold.

### Council Tax

Due to the annex there are two separate council tax bands for the property. Council Tax Band A and Council Tax Band C.

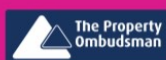
### Property Disclaimer

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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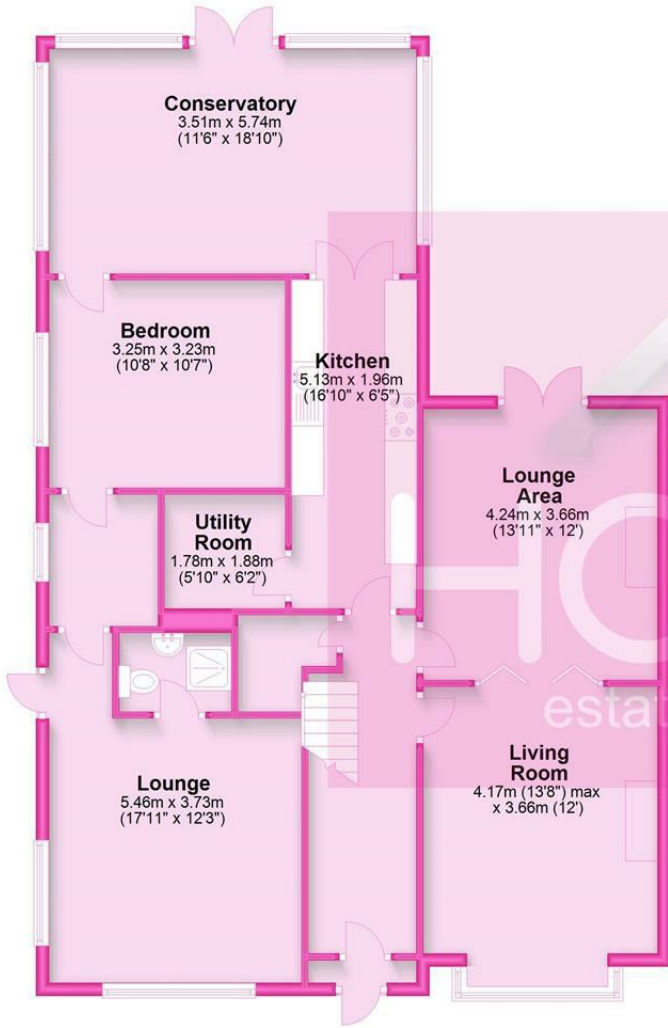
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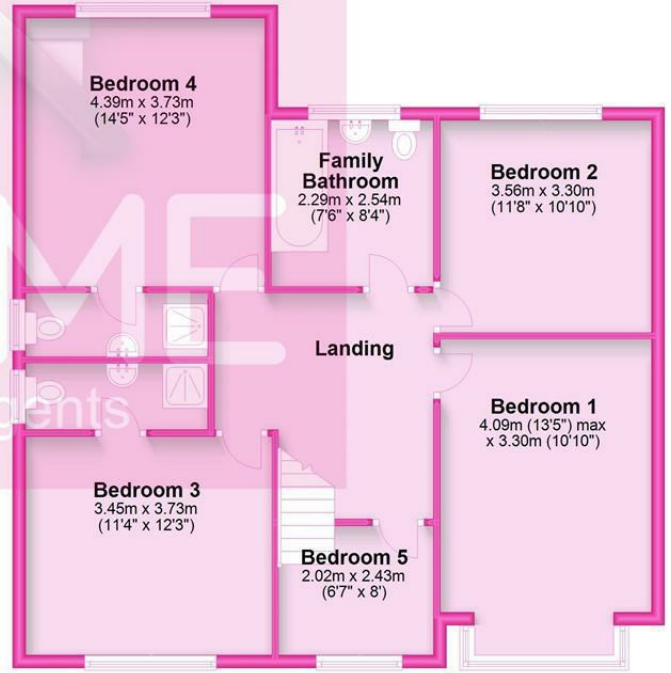
### Ground Floor

Approx. 116.8 sq. metres (1257.5 sq. feet)



### First Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



Total area: approx. 202.8 sq. metres (2182.7 sq. feet)

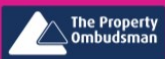
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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