



22 Craig Avenue Flixton Manchester M41 5PT

Offers over £460,000

FOUR DOUBLE BEDROOMS! HOME ESTATE AGENTS are proud to offer for sale this much loved four double bedroom, extended detached family residence. If you are looking for a generous amount of space for a growing family be sure to book your viewing to fully appreciate what is on offer. In brief the ground floor comprises entrance porch, hallway, large open plan lounge & dining room, fitted 'eat in' kitchen and sitting room. To the first floor there is a shaped landing, the four well proportioned bedrooms & a three piece shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally there are gardens to three sides along with two driveways providing ample off road parking. Within the last 12 months the property has benefited from a full new roof. Ideally placed for the well regarded schools, amenities & Trafford General Hospital. To book your viewing call the team at HOME.

- Four double bedrooms
- 'Eat in' kitchen
- uPVC double glazed
- Gardens to three sides
- Detached family home
- Sitting room
- Gas central heated
- Large lounge diner
- Three piece shower room
- Two driveways



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Entrance porch

uPVC double glazed door to the front and uPVC double glazed on three sides. Entrance to the hallway.

Hallway

Door to the front with glazed windows either side. Radiator and stairs to the first floor.

Open plan lounge & dining room 22'2" max x 18'11" (6.76m max x 5.78m)

uPVC double glazed bay window to the front and uPVC double glazed windows to the front and the rear. Ornate fireplace, coved ceiling and radiators.

'Eat in' kitchen 11'8" x 12'0" (3.58m x 3.66m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated five ring gas hob, extractor fan and double oven. 'Bosch' dishwasher and space for other appliances. Fitted breakfast bar and radiator. uPVC double glazed window to the rear and uPVC double glazed door giving access to the rear garden.

Sitting room 5'11" x 10'2" (1.81m x 3.12m)

uPVC double glazed window to the front and radiator. Open through to the kitchen.

Shaped landing

Open balustrade.

Bedroom one 18'4" x 9'11" (5.61m x 3.03m)

uPVC double glazed bay window to the front and uPVC double glazed window to the front. Radiator. A range of built in mirrored wardrobes with ample hanging and shelving space.

Bedroom two 10'2" x 11'10" (3.10m x 3.63m)

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted drawers and fitted dresser.

Bedroom three 7'6" x 14'9" (2.31m x 4.52m)

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space.

Bedroom four 14'7" x 6'10" (4.45m x 2.10m)

Two uPVC double glazed windows to the front and radiator.

Shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Radiator and uPVC double glazed window to the rear.

Externally

To the front of the property there is a mainly lawned garden with paved driveways either side providing ample off road parking. To the side there is a mainly lawned garden with mature beds along with a gate giving access to the

rear. To the rear there is a mainly paved ornate garden with mature plants and shrubs.

Council tax

The property is council tax band D.

Tenure

The property is 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.



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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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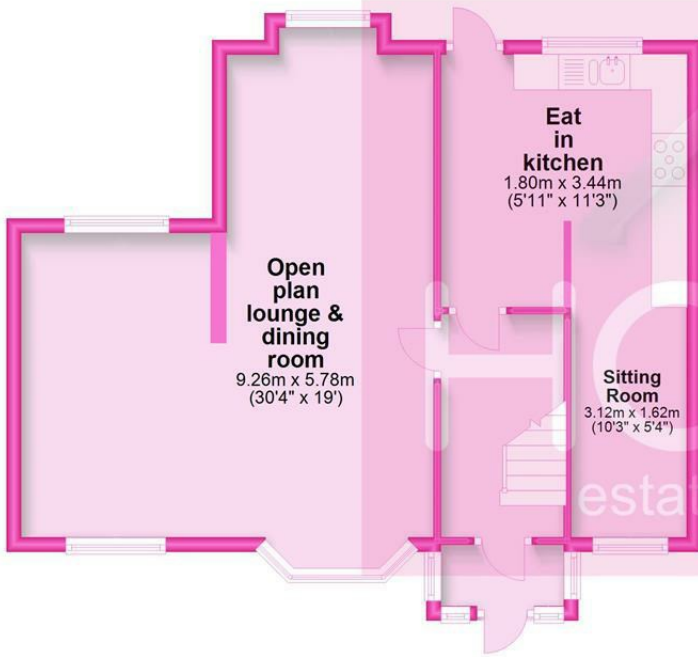
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Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



First Floor

Approx. 58.1 sq. metres (624.9 sq. feet)



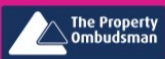
Total area: approx. 117.5 sq. metres (1265.1 sq. feet)

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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