



## 34 Kingston Drive Flixton Manchester M41 9FG

### Offers over £309,950

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved double fronted, two bedroom semi detached true bungalow situated within the always popular area of Flixton. In brief the property comprises lounge, fitted kitchen, morning room, inner hallway, the two well proportioned bedrooms & a three piece shower room. The property is warmed by gas central heating & has hardwood double glazed windows throughout. Externally to the front there is a pleasant garden & driveway providing off road parking which leads to a detached garage. There is also a lawned garden with mature deep beds. To the rear, which enjoys a sunny aspect, there is an ornate garden that is fenced for privacy. A short distance from the local amenities & transport links. To book your viewing call the team at HOME.

- No vendor chain
- Morning room
- Gas central heating
- Gardens front & rear
- Two bedroom true bungalow
- Fitted kitchen
- Generous driveway
- Spacious lounge
- Shower room
- Garage

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### Entrance hallway

Door to the front.

### Lounge 13'6" x 12'0" (4.14m x 3.66m)

Door to the front with double glazed bay window to the front. Wall mounted gas fire, picture rail and radiator.

### Kitchen 5'10" x 9'3" (1.78m x 2.84m)

A range of matching fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. Double glazed window to the rear and door leading to the morning room.

### Morning room 8'0" x 4'11" (2.46m x 1.52m )

Window to the rear and door to the side giving access to the rear garden. Radiator and built in storage.

### Inner hallway

Access to the shower room and bedrooms.

### Bedroom one 12'9" x 10'2" (3.91m x 3.12m)

Double glazed bay window to the front and double glazed window to the side. A range of built in wardrobes with ample hanging and shelving space. Picture rail and radiator.

### Bedroom two 10'2" x 9'10" (3.12m x 3.00m )

Double glazed windows to the side and the rear. Picture rail and radiator.

### Shower room

Double glazed opaque window to the rear and radiator. A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment.

### Externally

Externally to the front there is a pleasant garden and driveway providing off road parking. There is also a lawned garden with mature deep beds. To the rear, which enjoys a sunny aspect, there is an ornate garden that is fenced for privacy.

### Garage

A detached garage with up and over door.

### Tenure

We have been advised that the property is Freehold.

### Council tax

The property is council tax band B.

### 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.

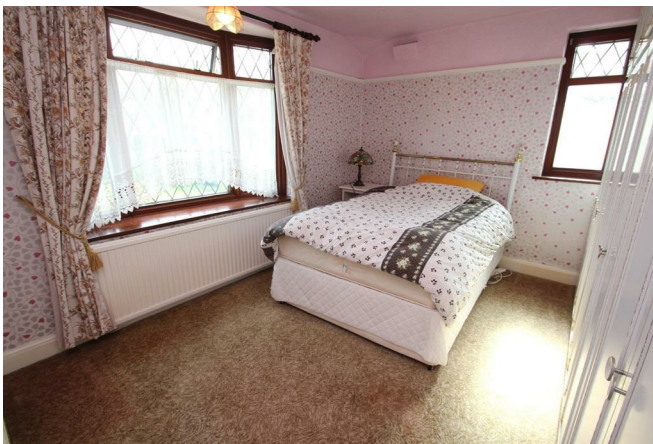


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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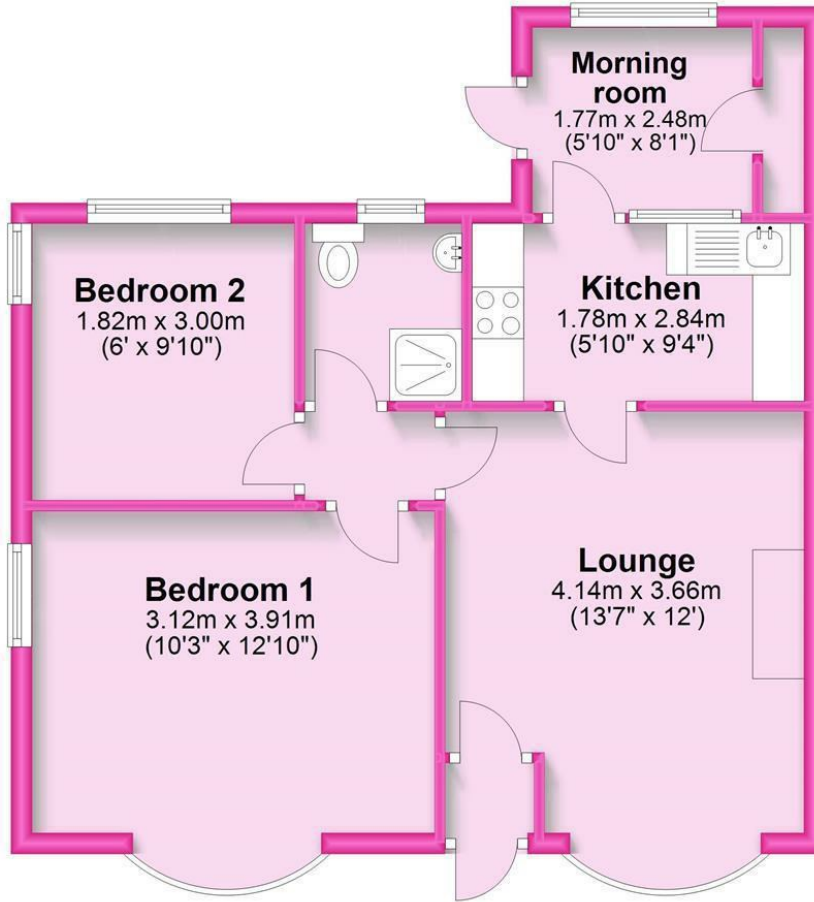
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# Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



Total area: approx. 49.2 sq. metres (529.5 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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