



## 1 Bude Avenue Flixton Manchester M41 9FR

### Offers over £329,999

SUPERBLY PRESENTED! HOME ESTATE AGENTS are proud to offer for sale this truly stunning two double bedroom extended semi detached property situated on a small Flixton cul de sac. If you are looking for a property in genuine 'move in' condition be sure to book your viewing early. In brief the accommodation comprises welcoming hallway, lounge, dining room, garden room, kitchen & family room, landing, the two double bedrooms & a three piece shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a generous block paved driveway providing ample off road parking & ornate garden. To the rear there is a low maintenance southerly facing garden along with a large garden shed. A credit to our clients & must be viewed. Ideally placed to enjoy the ever growing amenities of the area. To book your viewing call the team at HOME.

- Extended semi detached
- Dining room
- Three piece shower room
- Cul de sac location
- Two double bedrooms
- Impressive garden room
- Ample off road parking
- Lounge
- Open plan kitchen & family room
- Gardens front & rear

**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

### Hallway

Door to the front and stairs leading to the first floor.

### Lounge 17'0" x 11'3" (5.20m x 3.44m )

uPVC double glazed bay window to the front and uPVC double glazed French doors leading to the dining room. Wooden fire surround, back and hearth housing a living flame gas fire. Radiator.

### Dining room 9'4" x 10'0" (2.85m x 3.05m )

uPVC double glazed window to the rear, wooden effect floor and radiator. uPVC double glazed French doors leading to the rear garden.

### Kitchen & family room 19'11" x 15'5" (6.09m x 4.71m )

uPVC double glazed window to the front and uPVC double glazed door giving access to the side. Velux window set within the vaulted ceiling. A range of fitted wall and base units with a rolled edged worktop over. Space for appliances. Incorporating a one and a half unit Belfast style sink with mixer tap. Built in storage cupboard, wooden effect floor and radiator.

### Garden room 9'2" x 14'2" (2.81m x 4.33m )

Two sets of uPVC double glazed patio doors leading to the rear garden. Door giving access to the side. Radiator.

### Shaped landing

Closed balustrade and uPVC double glazed window to the side.

### Bedroom one 9'11" x 14'1" (3.03m x 4.30m )

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

### Bedroom two 9'3" x 10'8" (2.84m x 3.27m )

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

### Shower room

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

### Externally

Externally to the front there is a generous block paved driveway providing ample off road parking & ornate garden. To the rear there is a low maintenance southerly facing garden along with a large garden shed.

### Tenure

The property is freehold.

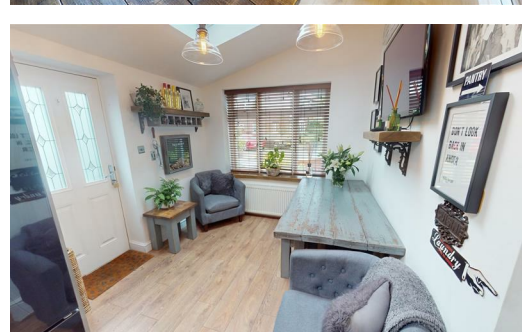
### Council tax

The property is council tax band C.

### Property disclaimer

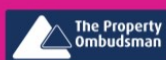
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and

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.



LOCAL EXPERTS THAT GET YOU MOVING

[www.homeestateagents.com](http://www.homeestateagents.com)



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



LOCAL EXPERTS THAT GET YOU MOVING

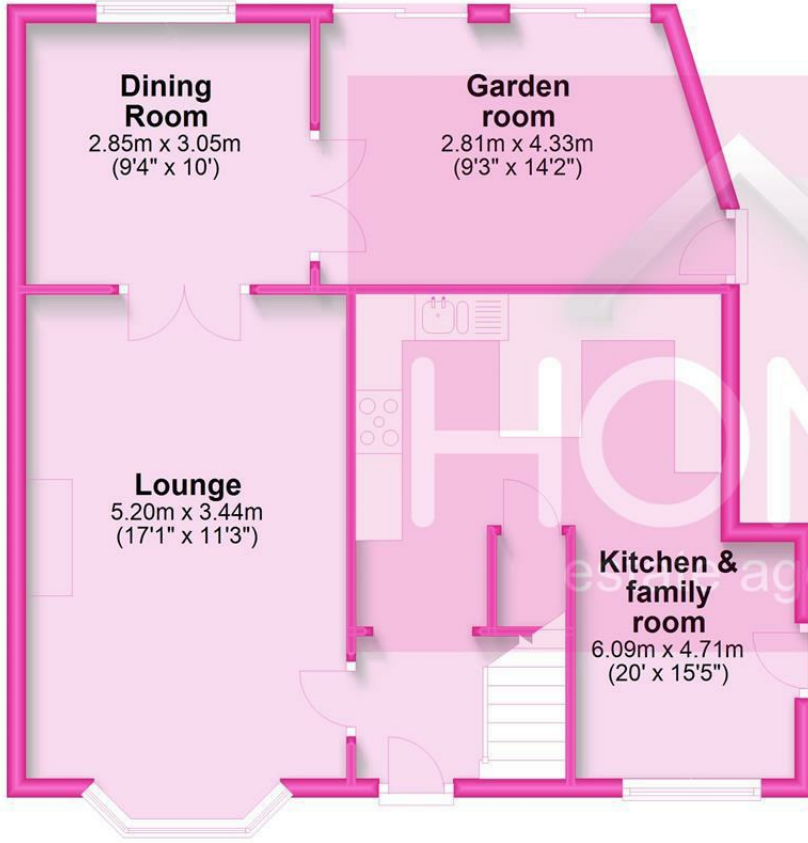
[www.homestateagents.com](http://www.homestateagents.com)



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

## Ground Floor

Approx. 62.3 sq. metres (670.2 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 97.1 sq. metres (1045.6 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

LOCAL EXPERTS THAT GET YOU MOVING

[www.homestateagents.com](http://www.homestateagents.com)



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