



7 Cranford Gardens Flixton Manchester M41 8SP

Offers over £775,000

POPULAR LOCATION! HOME ESTATE AGENTS are privileged to offer for sale this simply stunning four doubled bedroom extended detached family residence. Situated on the highly regarded Cranford Gardens & thoughtfully extended making an early viewing essential to avoid missing out. In brief the ground floor comprises entrance porch, welcoming hallway, bay fronted sitting room, large study, spacious lounge which is open through to the stunning dining kitchen, utility room & downstairs WC. To the first floor there is a shaped landing, the four double bedrooms, contemporary ensuite shower room & a four piece family bathroom. The property is warmed by gas central heating & is uPVC double glazed. To the front of the property there is a generous paved driveway providing ample off road parking with mature beds. To the rear which enjoys a sunny aspect, there is a patio area with steps down to a mainly lawned garden which benefits from not being overlooked. There is a hard standing for a garden shed. Outside lighting, external power and outside tap. Perfectly placed for local amenities, transport links & Trafford General Hospital. To book your viewing call the team at HOME.

- A stunning detached residence
- Extended lounge
- Downstairs WC
- Impressive rear garden
- Porch & hallway
- Bay fronted sitting room
- Ensuite shower room
- Extended dining kitchen
- Utility room
- Family bathroom



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Entrance porch

Double glazed door to the front and double glazed windows to either side. Entrance to the hallway.

Hallway 6'11" x 16'0" (2.13m x 4.88m)

Stained and leaded door to the front with matching surround. Engineered wood floor, picture rail and radiator. Stairs leading to the first floor.

Sitting room 12'4" x 15'1" (3.77m x 4.61m)

uPVC double glazed bay window to the front with plantation shutters. Upright contemporary radiator and picture rail.

Lounge 16'0" x 21'10" (4.88m x 6.67m)

Feature Inglenook fireplace with frosted glazed windows to the front and the rear. Picture uPVC double glazed window overlooking the rear garden. Spotlights, skylight, engineered wood floor and two upright contemporary radiators. Open through to the dining kitchen

Dining kitchen 19'10" x 19'4" (6.05m x 5.90m)

Three uPVC double glazed windows to the rear and skylight. Double glazed aluminium bi-folding doors giving access to the rear garden. Installed in November 2020 the 'Kutchenhaus' kitchen comprises a range of fitted wall and base units with a quartz worktop over. Island with matching worktop and base units below. Pan drawers, larder units and integrated bin/recycling unit. Integrated 'Neff' oven, combined microwave oven, plate warming drawer and 'Tesla' hob with downdraft extractor fan. Integrated 'Bosch' dishwasher. Space for other appliances. Incorporating a one and a half unit undermounted sink. Display lighting, three upright contemporary radiators and engineered wood floor.

Utility room 9'0" x 13'0" (2.75m x 3.98m)

A range of fitted wall and base units with a worktop over. Space for appliances. Incorporating a single unit sink with mixer tap. Splash tiling, tiled floor, spotlights and radiator. uPVC double glazed door leading to the side.

Study 8'11" x 13'0" (2.72m x 3.98m)

uPVC double glazed bay window to the front with fitted plantation shutters. Spotlights, radiator and cupboard housing the 'Worcester' gas central heating boiler.

Downstairs WC

A contemporary two piece suite comprises low level WC and wash hand basin with storage below. Tiling to compliment and engineered wood flooring. Extractor fan.

Shaped landing

Open balustrade and picture rail.

Bedroom one 11'4" x 15'3" (3.47m x 4.67m)

uPVC double glazed bay window to the front, picture rail and upright contemporary radiator.

Ensuite 6'9" x 8'3" (2.07m x 2.52m)

A contemporary three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment and tiled floor. Ladder radiator and spotlights.

Bedroom two 11'11" x 11'4" (3.65m x 3.47m)

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

Bedroom three 12'10" x 12'7" (3.92m x 3.86m)

uPVC double glazed bay window to the front, spotlights and radiator.

Bedroom four 12'10" x 11'8" (3.92m x 3.56m)

uPVC double glazed windows to the rear and the side. Sink unit with storage below. A range of fitted wardrobes with ample hanging and shelving space.

Family bathroom 8'3" x 8'7" (2.52m x 2.63m)

A four piece suite comprises low level WC, 'his and hers' sinks and P-shaped bath with shower over. Tiling to compliment and tiled floor. Spotlights and ladder radiator.

Externally

To the front of the property there is a generous paved driveway providing ample off road parking with mature beds. To the rear which enjoys a sunny aspect, there is a large patio area with steps down to a mainly lawn garden which benefits from not being overlooked. There is a hard standing for a garden shed. Outside lighting, external power and outside tap. To both sides there are pathways giving access to the rear.

Other information

The property was extended to the rear by our clients with completion of works being in November 2020. The kitchen and utility room were newly installed as part of the renovation. The majority of the windows benefit from new glazing.

Council tax

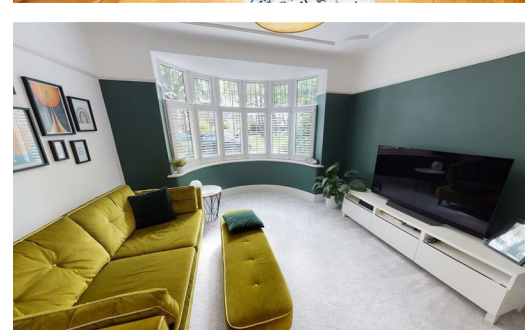
The property is council tax band E.

Tenure

The property is leasehold with an annual ground rent of £5.00 payable.

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 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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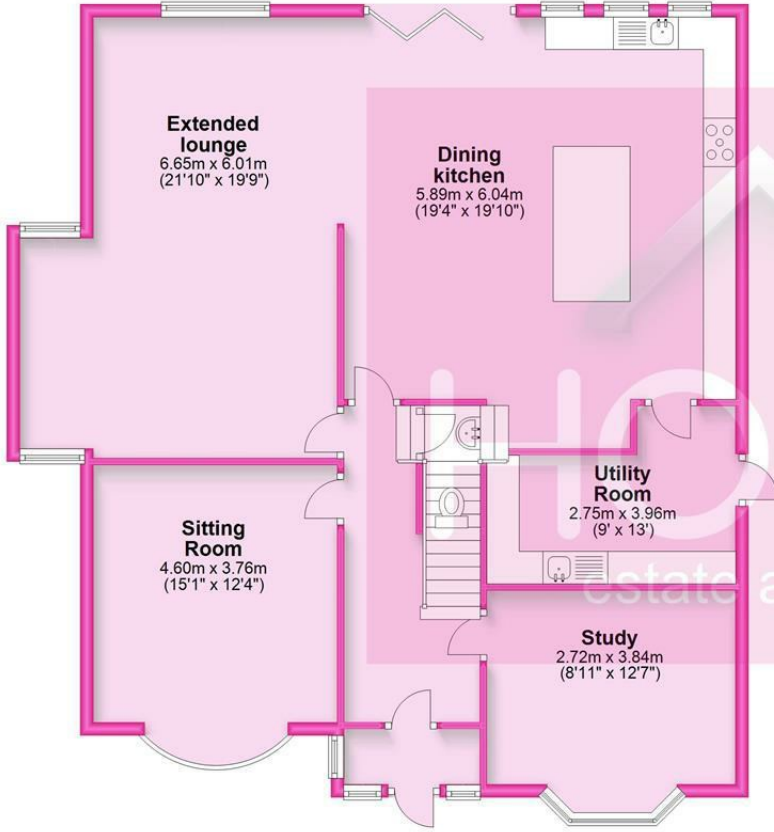
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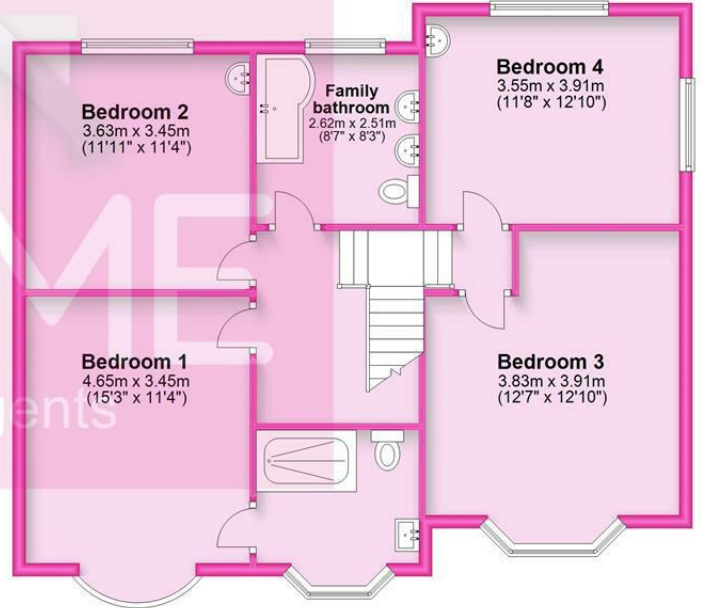
Ground Floor

Approx. 125.8 sq. metres (1353.7 sq. feet)



First Floor

Approx. 78.8 sq. metres (848.5 sq. feet)



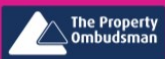
Total area: approx. 204.6 sq. metres (2202.2 sq. feet)

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		
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