



8 Clarendon Road Flixton Manchester M41 8RZ

£239,950

IDEAL FIRST TIME BUY! HOME ESTATE AGENTS are proud to offer for sale this superbly appointed two bedroom mid terrace property situated on a quiet Flixton cul de sac. In brief the accommodation comprises 27ft open plan lounge & dining room, fitted kitchen, shaped landing, the two well proportioned bedrooms & three piece white bathroom suite. The property is warmed by gas central heating & fully uPVC double glazed. Externally to the front there is a walled & slate chipped garden whilst to the rear there is a patio area with gravelled garden with garden shed. In genuinely immaculate condition & a credit to our clients. Perfectly positioned for amenities including schools, shops & transport links. To view call the team at HOME.

- No vendor chain
- Modern decor
- Gas central heating
- Viewing advised
- Great location
- Two double bedrooms
- Double glazed
- Two reception rooms
- Fitted bathroom
- New roof in 2016

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Through lounge diner 26'7 x 12'8 (8.10m x 3.86m)

UPVC double glazed window to front and uPVC double glazed French doors to rear. Meters. Picture rail. Two double panel radiators.

Kitchen 9'4 x 6'10 (2.84m x 2.08m)

Fitted with a range of wall and base units with rolled edge work top incorporating sink unit with mixer tap. Plumbed for automatic washing machine. Tiled splash backs. Tiled floor. Spot lights. uPVC double glazed window to rear.

Landing

Open balustrade. Loft access.

Bedroom one 12'8 x 10'3 (3.86m x 3.12m)

UPVC double glazed window to front. Built in wardrobes with hanging and shelving space. Television point. Single panel radiator.

Bedroom two 13'7 x 8'1 (4.14m x 2.46m)

UPVC double glazed window to rear. Television point. Single panel radiator.

Bathroom

A three piece suite comprising, low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Single panel radiator. uPVC double glazed opaque window to rear

Externally

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Important information

The property benefits from a new roof fitted in 2016 along with new windows and a new gas central heating boiler. The is boarded for storage and the property is council tax band B.

Tenure

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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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553

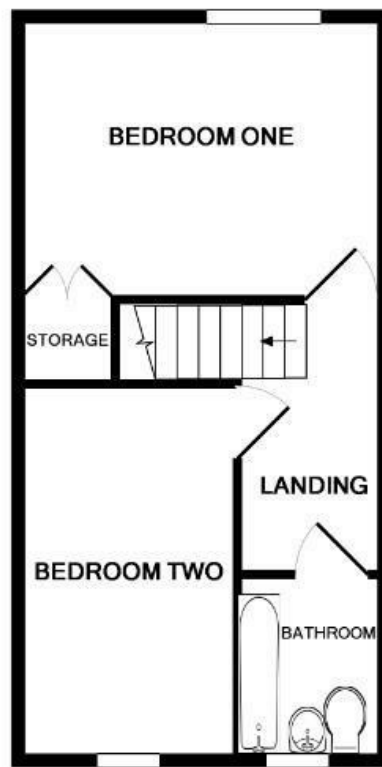
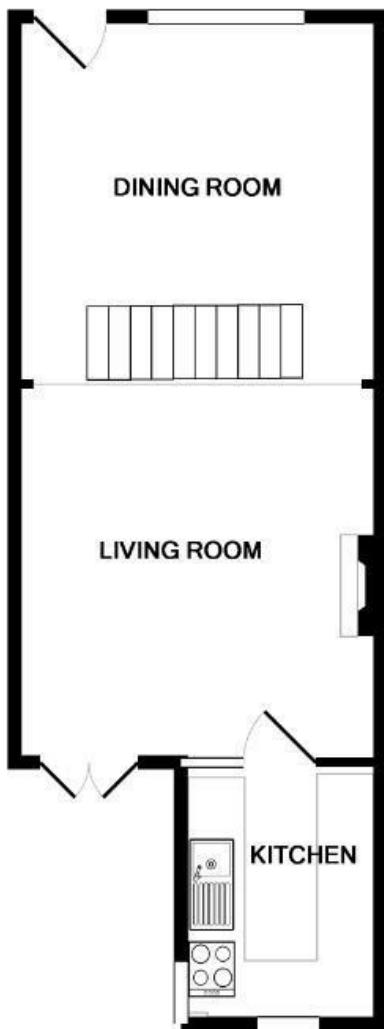


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1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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