



8 Western Road Flixton Manchester M41 6LF

£695,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale this four double bedroom Victorian semi detached family residence situated on the popular area of Flixton. Built in 1892 & spanning four floors. To the ground floor there is an entrance vestibule, welcoming hallway, lounge, dining room, 29ft dining kitchen & downstairs WC. To the first floor there are three of the four bedrooms along with a three piece bathroom suite. The fourth double bedroom is located on the second floor. The converted cellars benefit from a gym/home office & a three piece shower room. The property is warmed by gas central heating. Externally to the front of the property there is a stocked garden with pathway leading to the front door. The rear garden is far larger than many will expect with a block paved patio with extensive lawned garden beyond. There is off road parking which leads to a garage located to the rear. Ideally placed for the well regarded schools, transport links & amenities. To book your viewing call the team at HOME.

- Victorian semi detached
- Four double bedrooms
- Downstairs WC
- Dining room
- Built in 1892
- Spanning four floors
- 29ft dining kitchen
- Being sold with no vendor chain
- Converted cellar space
- Bay fronted lounge

Entrance vestibule

Door to the front and entrance to the hallway.

Hallway

Door to the front, dado rail and stairs leading to the first floor. Access to the cellar.

Dining kitchen 29'2" x 10'2" (8.91m x 3.11m)

Windows to the front and the rear. 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 hob, double oven and extractor fan. Space for other appliances. Feature fireplace housing a living flame gas fire. Over worktop lighting and spotlights. Upright contemporary radiator.

Lounge 14'4" x 11'5" (4.39m x 3.48m)

Bay window to the front, coved ceiling, picture rail and radiator. Feature fireplace housing a living flame gas fire.

Dining room 15'0" x 14'4" (4.58m x 4.38m)

Wooden fire surround with cast iron period style fireplace housing a living flame gas fire. Coved ceiling, picture rail and radiator. Window overlooking the rear garden.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin, Windows to the side and the rear. Splash tiling and radiator.

First floor landing

Open balustrade and stairs leading to the second floor. Original stained and leaded window to the rear.

Bedroom one 14'11" x 15'8" (4.55m x 4.78m)

Bay window to the front, coved ceiling and picture rail. Radiator. A range of built in wardrobes with ample hanging and shelving space.

Bedroom two 12'10" x 11'5" (3.93m x 3.48m)

Window to the rear, picture rail and radiator. A range of floor to ceiling built in wardrobes with ample hanging and shelving space.

Bedroom three 12'1" x 10'4" (3.69m x 3.16m)

Two window to the front, coved ceiling, picture rail and radiator.

Family bathroom 8'7" x 7'3" (2.62m x 2.23m)

A four piece suite comprises low level WC, wash hand basin, bath and shower cubicle. Splash tiling, window to the rear and radiator.

Converted cellar room 12'2" x 6'6" (3.72m x 2.00m)

Windows to the side and uPVC double glazed door leading to the rear garden. Tiled floor and two radiators,

Cellar - shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Cupboard housing the gas central heating boiler.

Second floor landing

Open balustrade.

Store room

Ideal for storage although has potential to be converted into an ensuite.

Bedroom four 10'6" x 18'4" (3.21m x 5.59m)

Window to the side and radiator.

Externally

Externally to the front of the property there is a stocked garden with pathway leading to the front door. The rear garden is far larger than many will expect with a block paved patio with extensive lawned garden beyond. There is off road parking which leads to a garage located to the rear.

Tenure

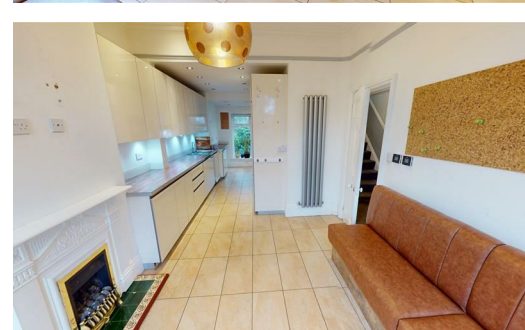
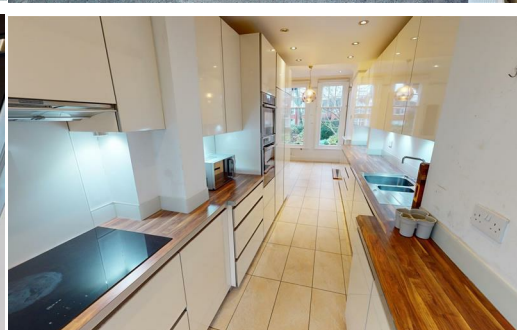
The property is Freehold.

Council tax

The property is council tax band E.

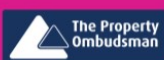
Property disclaimer

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

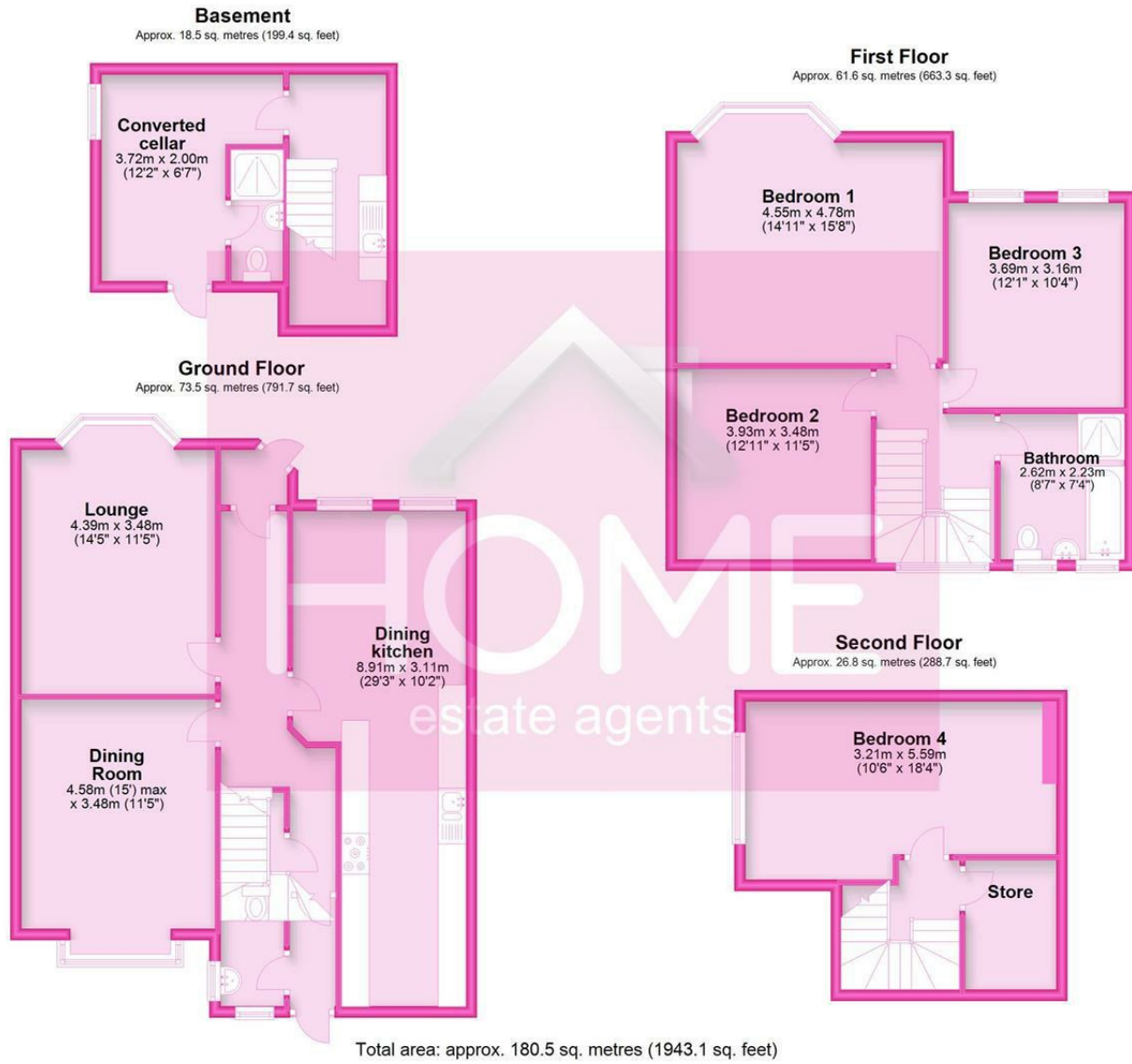


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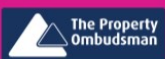


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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