



36 Derwent Road Flixton Manchester M41 8TT

Offers over £480,000

A SPACIOUS FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to offer for sale this well presented four bedroom detached property situated within the popular area of Flixton. If you are looking for a desirable location & a property in genuine 'move in' condition, be sure to book your viewing, In brief the accommodation comprises welcoming hallway, lounge, open plan dining room & kitchen, utility room, downstairs WC, shaped landing, the four well proportioned bedrooms & a four piece family bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is an ornate garden with pathway to the front door. There is a driveway providing ample off road parking which leads to a detached garage. To the rear, which enjoys a sunny aspect, there is a mainly paved garden which is fenced for privacy.

- Four bedroom detached family home
- Utility room
- Driveway & garage
- Well presented throughout
- Open plan family room & modern kitchen
- Downstairs WC
- Gardens front & rear
- Lounge
- Impressive four piece bathroom
- Popular location

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Hallway

Composite double glazed door to the front, wooden effect floor and stairs to the first floor.

Lounge 15'7" x 11'10" (4.75m x 3.61m)

uPVC double glazed windows to the front and the side. Coved ceiling, dado rail and radiator.

Open plan family room & kitchen 18'5" max x 23'6" (5.62m max x 7.18m)

uPVC double glazed windows to the front and the rear. uPVC double glazed French doors leading to the rear garden. A comprehensive range of fitted wall and base units with a wooden effect worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Fitted breakfast bar. Wooden effect flooring, Spotlights, coved ceiling and radiator.

Utility room 7'3" x 7'6" (2.21m x 2.29m)

uPVC double glazed door leading to the rear garden. Space for appliances.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin with storage below. uPVC double glazed window to the rear. Worcester gas central heating boiler.

Shaped landing

Open balustrade

Bedroom one 12'10" x 13'11" (3.92m x 4.26m)

uPVC double glazed window to the front

and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overbed storage units.

Bedroom two 9'9" x 10'10" (2.98m x 3.32m)

uPVC double glazed window to the front and radiator. Built in storage cupboard.

Bedroom three 12'5" x 8'1" (3.80m x 2.47m)

uPVC double glazed window to the rear and radiator.

Bedroom four 4'7" x 5'6" (1.41m x 1.69m)

uPVC double glazed window to the rear and radiator.

Family bathroom

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

Externally

Externally to the front there is an ornate garden with pathway to the front door. There is a driveway providing ample off road parking which leads to a detached garage. To the rear, which enjoys a sunny aspect, there is a mainly paved garden which is fenced for privacy.

Tenure

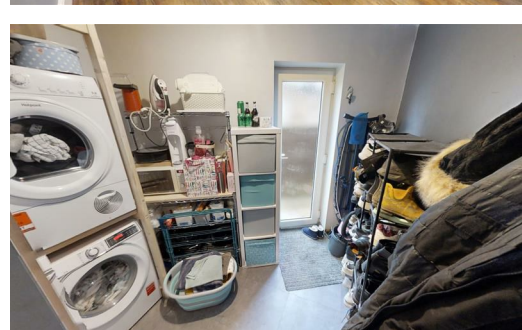
The property is Freehold with a chief rent of £5.00 payable annually.

Council tax

The property is council tax band E.

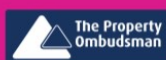
Property disclaimer

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.

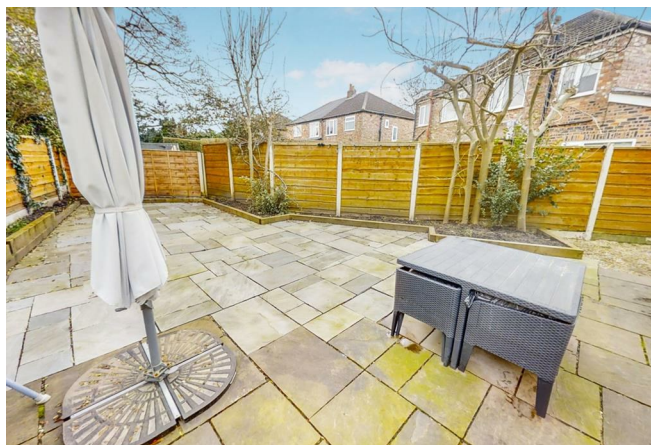
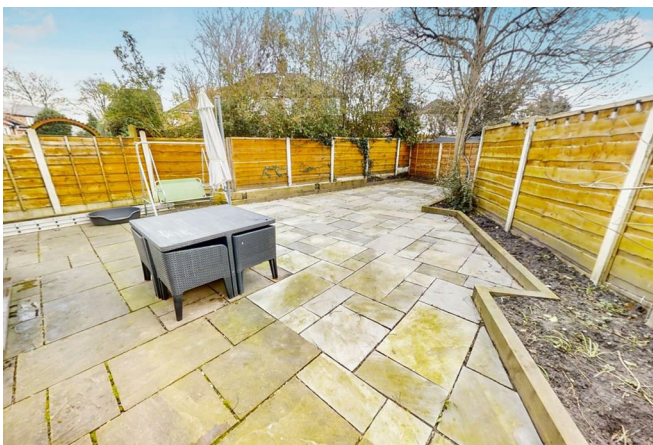
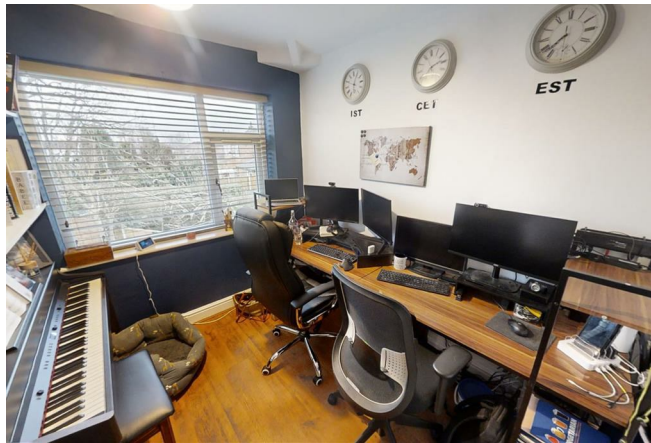


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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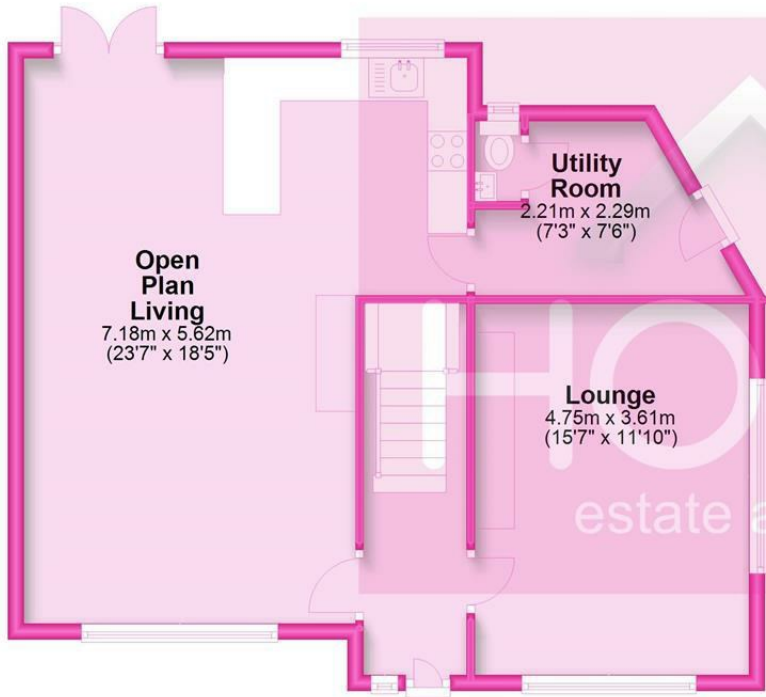
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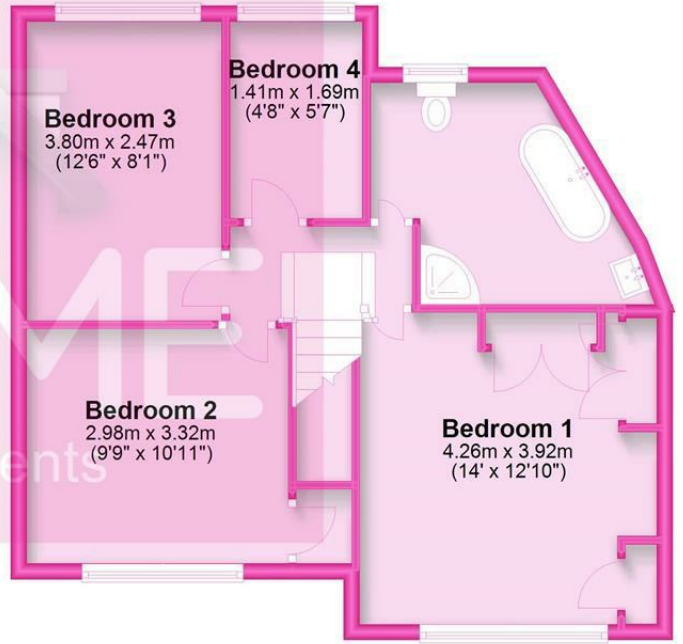
Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 103.5 sq. metres (1114.0 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			
(21-38) F			
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