



22 Whitelake Avenue Flixton Manchester M41 5QN

Offers over £500,000

SPACE, SPACE & MORE SPACE! HOME ESTATE AGENTS are proud to offer for sale this four bedroom extended semi detached family residence situated on the popular Whitelake Avenue in Flixton. If you are looking for a property in 'move in' condition be sure to book your viewing. In brief the ground floor comprises spacious hallway, bay fronted lounge, games room, extended dining kitchen & downstairs WC. The first floor benefits from three of the four well proportioned bedrooms & a four piece bathroom suite. The largest of the four bedrooms is on the second floor along with a three piece ensuite shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is an imprinted driveway providing off road parking whilst to the rear there is a low maintenance paved garden along with a brick built outbuilding. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Spanning three floors
- Second reception room
- Four piece bathroom
- Garden to the rear
- Four bedroom extended semi detached
- Extended dining kitchen
- Off road parking
- Bay fronted lounge
- Downstairs WC
- Useful outbuilding



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Hallway

UPVC double glazed door to the front with glazed top light. Original coved ceiling. Wooden effect floor, radiator and stairs leading to the first floor. Under stairs storage cupboard housing the gas central heating boiler.

Lounge 16'1" x 1197'6" (4.91m x 365m)

UPVC double glazed sash bay window to the front, original coved ceiling, picture rail and radiator. Period cast iron gas fire with wooden surround.

Second reception room 12'9" x 11'11" (3.90m x 3.65m)

Exposed brick fireplace housing a living flame gas fire. Open through to the dining kitchen.

Extended dining kitchen 16'5" x 17'11" (5.01m x 5.48m)

A comprehensive range of fitted wall and base units with integrated dishwasher, wine cooler and space for other appliances. Incorporating a one and half unit sink with mixer tap. Wooden effect floor and radiator. Velux windows set within the vaulted ceiling. UPVC double glazed window to the rear and UPVC double glazed patio doors leading to the rear garden.

Downstairs WC

A two piece suite comprises low level WC and hand wash basin. Splash tiling and ladder radiator.

Shaped first floor landing

Open balustrade and stairs leading to the second floor.

Bedroom two 13'5" x 11'10" (4.09m x 3.63m)

UPVC double glazed sash window to the front and radiator.

Bedroom three 13'1" x 11'10" (4.01m x 3.63m)

UPVC double glazed sash window to the rear and radiator.

Bedroom four 7'5" x 7'0" (2.27m x 2.14m)

UPVC double glazed sash window to the front, dado rail and radiator.

Family bathroom

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

Second floor landing

Open balustrade and UPVC double glazed sash window to the side.

Bedroom one 20'4" x 14'6" (6.20m x 4.44m)

Velux window and radiator. A comprehensive range of fitted wardrobes with ample hanging and shelving space. Fitted drawers and dresser with vanity mirror. Beyond the fitted wardrobes there is further storage into the eaves.

Ensuite shower room

A three piece suite comprises low level WC, hand wash basin with storage below and a shower cubicle. Tiling to compliment and wooden effect floor.

Externally

Externally to the front of the property there is an imprinted driveway providing off road parking whilst to the rear there is a low maintenance paved garden along with a brick built outbuilding. The outbuilding, whilst currently used for storage, could be converted into a home office or work space. It benefits from power and lighting.

Other information

The extension to the rear was completed by our clients in 2008.

Tenure

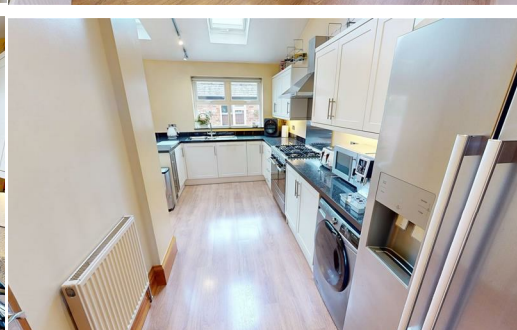
The property is freehold.

Council tax

The property is council tax band C.

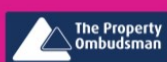
Property disclaimer

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.



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



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Ground Floor

Approx. 75.3 sq. metres (810.0 sq. feet)



First Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 157.3 sq. metres (1693.0 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			
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