



4 Clifton Road Flixton Manchester M41 5RG

£515,000

SOUTH FACING REAR GARDEN! HOME ESTATE AGENTS are proud to offer for sale. This beautifully presented and thoughtfully extended four bedroom semi detached family residence, situated on the popular Clifton Road. Spanning three floors and a generous amount of space throughout, we feel an internal viewing is highly recommended to appreciate the property as a whole. The ground floor comprises welcoming hallway, bay fronted lounge and 29ft extended open plan kitchen/family room. To the first floor there are three of the four double bedrooms and family bathroom suite. The largest of the three boasts an ensuite shower room. The remaining fourth bedroom benefits from an ensuite shower room and a walk in wardrobe. The property is warmed by gas central heating and is UPVC double glazed. To the front of the property there is a block paved driveway providing ample off road parking. The block paved driveway continues to the side, leading to the rear. To the south facing rear garden there is a composite decking area with awning, artificial lawned area and paved patio. There is also a garden shed, all of which is fenced for privacy. Ideally placed for the well regarded schools, amenities and Trafford General Hospital. To book your viewing call the team at HOME.

- Spanning three floors
- Extended family home
- Ensuities to two bedrooms
- Spacious & must be viewed!
- Four double bedrooms
- Bay fronted lounge
- Family bathroom
- South facing rear garden
- Impressive kitchen & family room
- Ample off road parking



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Hallway

uPVC double glazed door to the front with uPVC double glazed surround. Wooden floor, built in understairs storage units, coved ceiling and picture rail. Stairs leading to the first floor.

Lounge 16'4" x 11'8" (4.98m x 3.58m)

uPVC double glazed bay window to the front, original coved ceiling and picture rail. Wood floor and radiator. Feature fireplace housing an electric fire.

Open plan kitchen & family room 29'3" x 16'11" (8.92m x 5.17m)

Double glazed bi-folding doors leading to the rear garden. uPVC double glazed sky lantern. A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Integrated hon, double oven and extractor fan. Island with base units below. Upright contemporary radiator. wood floor and spotlights.

Shaped first floor landing

Open balustrade and uPVC double glazed window to front. Stairs leading to the second floor.

Bedroom two 10'1" x 11'8" (3.08m x 3.56m)

uPVC double glazed window to the front, wooden effect floor with underfloor heating and radiator.

Ensuite shower room 9'10" x 9'4" (3.00m x 2.86m)

A modern three piece suite comprises low-level WC, wash and basin and walk-in shower cubicle with glass screen. Tiling to compliment and wooden effect floor with underfloor heating.

Bedroom three 11'3" x 6'9" (3.44m x 2.06m)

uPVC double glazed window to rear and radiator.

Bedroom four 11'3" x 6'9" (3.44m x 2.06m)

uPVC double glazed window to rear and radiator.

Family bathroom

A contemporary three piece suite comprises low-level WC, wash hand, basin and bath with shower over. Tiling to compliment, wooden effect floor, ladder radiator and uPVC double glazed window to the side.

Second floor landing

Open balustrade.

Bedroom one 20'11" x 16'2" (6.38m x 4.93m)

uPVC double glazed French doors with Juliet balcony. Velux window. Upright contemporary radiator, storage into the eaves and large built in walk in wardrobe.

Ensuite

A contemporary three piece suite comprises low-level WC, wash and basin with storage below and walk-in shower cubicle with glass screen. Tiling to complement, tiled floor, shaver point, ladder radiator and UPVC double glazed window to rear.

Externally

To the front of the property there is a block paved driveway providing ample off road parking. The block paved driveway continues to the side, leading to the rear. To the south facing rear garden there is a composite decking area with awning, artificial lawned area and paved

patio. There is also a garden shed, all of which is fenced for privacy.

Tenure

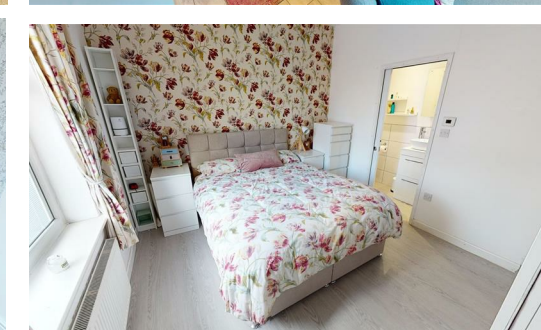
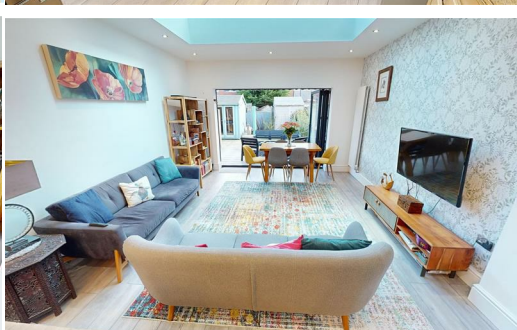
The property is freehold.

Council tax

The property is council tax band C.

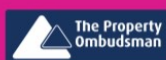
Property disclaimer

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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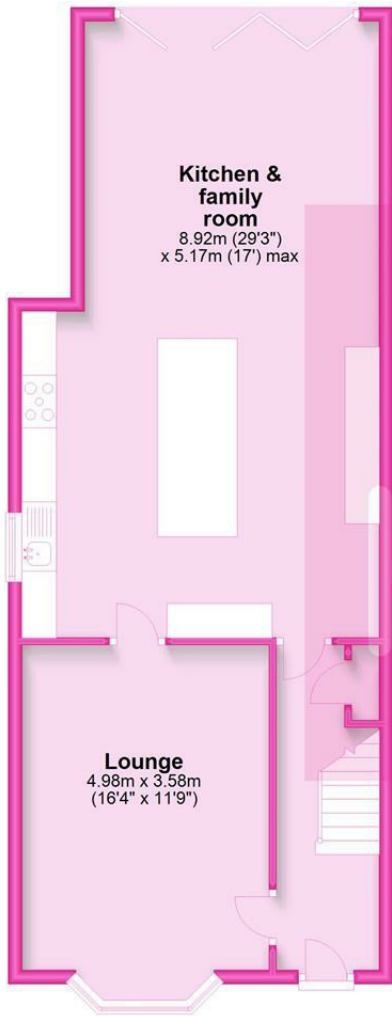
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Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



Second Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 150.8 sq. metres (1622.9 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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