



18 Lynmouth Avenue Flixton Manchester M41 6FB

£309,999

NO CHAIN! HOME ESTATE AGENTS are privileged to offer for sale. This two bedroom extended semidetached property, situated on the peaceful Lynmouth Avenue in Flixton. As the property is being sold with no vendor chain, there is an early completion date available if desired. In brief the property comprises welcoming hallway, spacious lounge, extended dining, kitchen, UPVC double glazed conservatory, the two well proportioned bedrooms, walk in dressing room and three piece shower room. The property is warmed by electric heating and is UPVC double glazed. Externally to the front of the property. There is an imprinted concrete driveway. Provide an ample off-road parking along with a pleasant garden. The driveway continues to the side and in turn leads to the rear where there is a paved patio area and mainly lawned garden beyond. Ideal place to enjoy the ever-growing amenities of the area. To book your viewing call team at HOME.

- No vendor chain
- Conservatory
- Electric central heating
- Garden to the rear
- Two bedroom semi detached
- Dining kitchen
- Solar panels
- Extended
- Three piece shower room
- Generous driveway

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Hallway

UPVC double glazed door to front and UPVC double glazed top light. Wooden effect flooring and electric radiator. Stairs leading to the first floor.

Lounge 15'0" x 11'5" (4.58m x 3.50m)

UPVC double glazed window to front and electric radiator. Feature fireplace housing an electric fire.

Extended dining kitchen 11'3" x 18'2" (3.45m x 5.56m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sync with mixer tap. Integrated hob, double oven, an extractor fan. Integrated fridge freezer. Splash tiling, under stairs, storage and electric radiator. UPVC double glazed window to side and UPVC double glazed French doors giving access to the conservatory.

Conservatory 10'5" x 11'10" (3.20m x 3.63m)

UPVC double glazed on three sides and UPVC double glazed French doors giving access to the rear garden. The room benefits from air conditioning.

Shaped landing

Closed balustrade, UPVC double glazed window to side and loft access.

Bedroom one 11'6" x 11'5" (3.51m x 3.50m)

UPVC double glazed window to front. Electric radiator and picture rail. A comprehensive range of modern built in wardrobes with sliding doors offering ample hanging shelving space. Matching free standing drawers.

Bedroom two 9'2" x 8'0" (2.81m x 2.44m)

UPVC double glazed window to rear, picture rail and electric radiator. A range of modern fitted wardrobes with ample hanging and shelving space. Built in drawers and storage cupboards. Free standing bedside drawers.

Dressing room

UPVC double glazed window to front, picture rail, electric radiator and built-in storage cupboard.

Shower room

A three piece suite comprises low-level WC, wash hand basin and shower cubicle. Tiling to complement, electric radiator and UPVC double glazed window to the side.

Externally

Externally to the front of the property, there is a lawn garden and a generous imprinted concrete driveway providing ample off-road parking. There is a gate to the access the side of the property which leads to the rear garden. To the rear, there is a large paved patio area with lawn garden, along with mature deep beds. Due to the nature of the plot, there is genuine potential for extensions, subject to obtaining the required planning consent.

Other information

The property benefits from solar panels which generates an income every three months. More information on request.

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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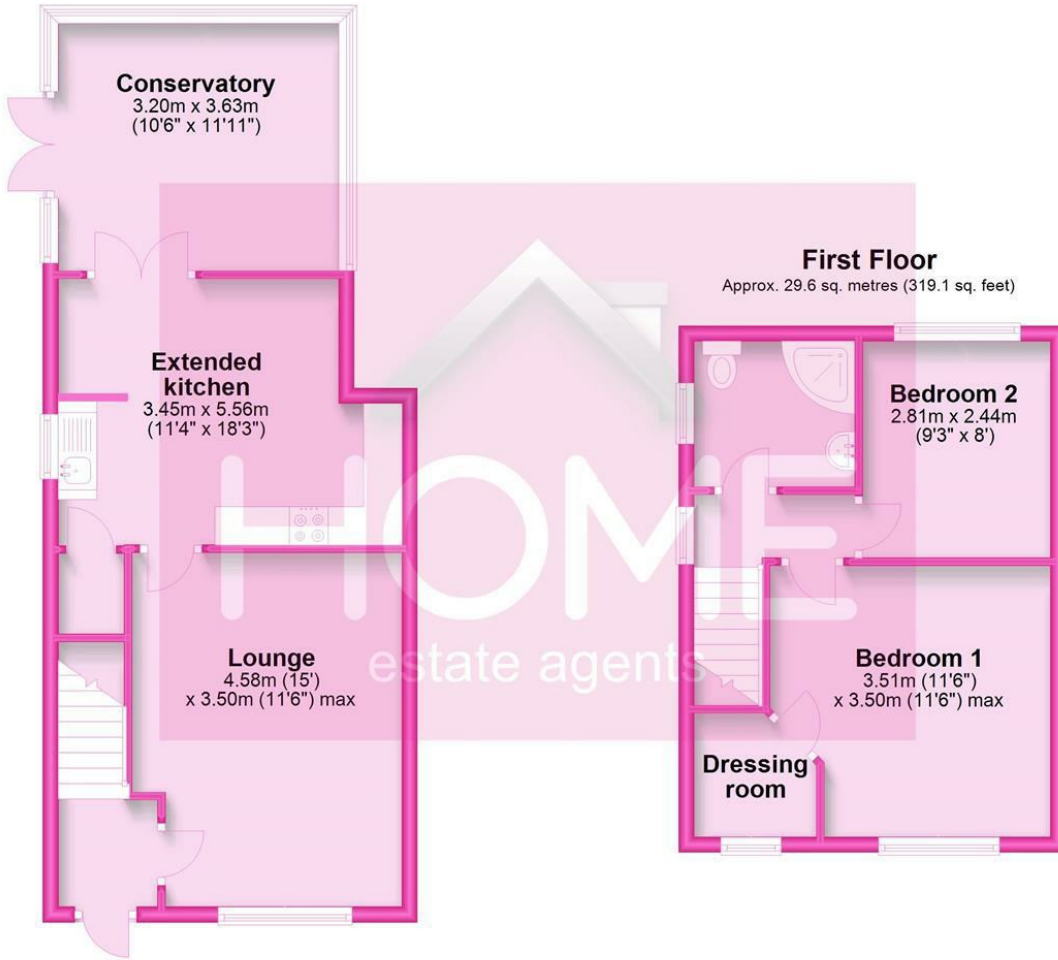
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Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 76.9 sq. metres (827.8 sq. feet)

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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