



12 Roslyn Avenue Flixton Manchester M41 6PY

£325,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom extended semi detached family residence situated in the popular area of Flixton. In brief the accommodation comprises welcoming hallway, bay fronted lounge, extended dining room, extended breakfast kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by as central heating & is uPVC double glazed. Externally to the front of the property there is a generous paved driveway providing ample off road parking. The driveway continues to the side, leading to the detached garage located to the rear. To the rear there is a wooden decked patio area with an artificial lawned garden beyond. The rear benefits from a southerly aspect & is not overlooked. Ideally placed for the well regarded schools & amenities. In 'move in' condition & is credit to our clients. To book your viewing call the team at HOME.

- No vendor chain
- Bay fronted lounge
- Three piece bathroom suite
- Garden with sunny aspect
- Extended family home
- Extended dining room
- Large driveway
- Three bedroom semi detached
- Extended breakfast kitchen
- Detached brick garage



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Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Dado rail, radiator and stairs leading to the first floor.

Lounge 16'0" x 11'0" (4.88m x 3.37m)

uPVC double glazed bay window to the front and radiator. In wall living flame gas fire.

Extended dining room 13'7" x 11'0" max (4.16m x 3.37m max)

uPVC double glazed French doors leading to the rear garden, wooden effect floor and radiator.

Extended breakfast kitchen 15'0" x 7'10" (4.59m x 2.41m)

A range of fitted wall and base units with a rolled edged worktop over. Displays shelving and display cabinets. Incorporating a one and a half unit sink with mixer tap. Integrated hob, double oven and extractor fan. Breakfast bar and over counter lighting. Space for other appliances. Splash tiling, tiled floor and radiator. uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the rear garden.

Shaped landing

Open balustrade and uPVC double glazed window to the side.

Bedroom one 10'10" x 10'8" (3.31m x 3.26m)

uPVC double glazed bay window to the front and radiator. A range of built in wardrobes with ample hanging and shelving space.

Bedroom two 8'6" x 10'8" (2.61m x 3.26m)

uPVC double glazed window to the rear, picture rail and radiator.

Bedroom three 7'9" x 8'5" (2.38m x 2.59m)

uPVC double glazed window to the rear, picture rail and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment, shelving, uPVC ceiling with spotlights and ladder radiator. uPVC double glazed window to the front.

Externally

To the front of the property there is a generous paved driveway providing ample off road parking, To the side the paved driveway continues through wrought iron gates, leading to the rear garden and the garage. The rear garden enjoys a southerly aspect and is not overlooked. There is a wooden decked patio leading to an artificial lawned garden with raised beds, all of which is fenced for privacy.

Garage

A detached brick garage with power and lighting.

Tenure

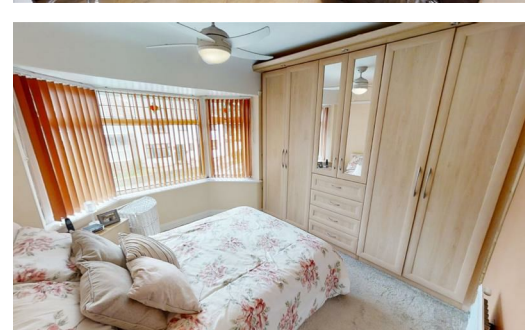
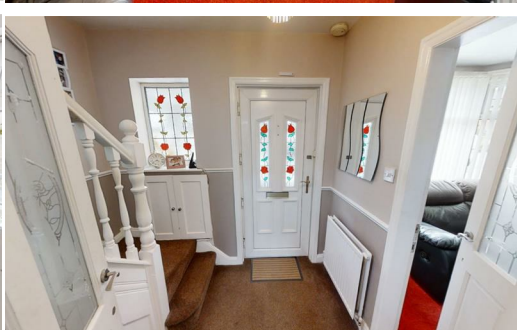
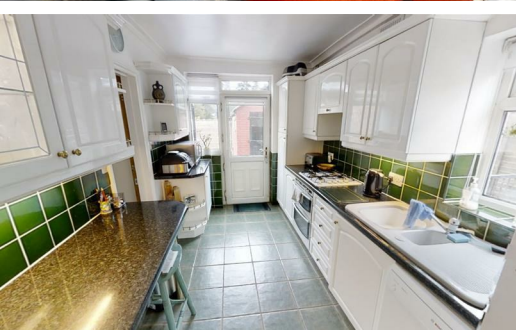
The property is leasehold with an annual ground rent of £2.00 payable.

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.

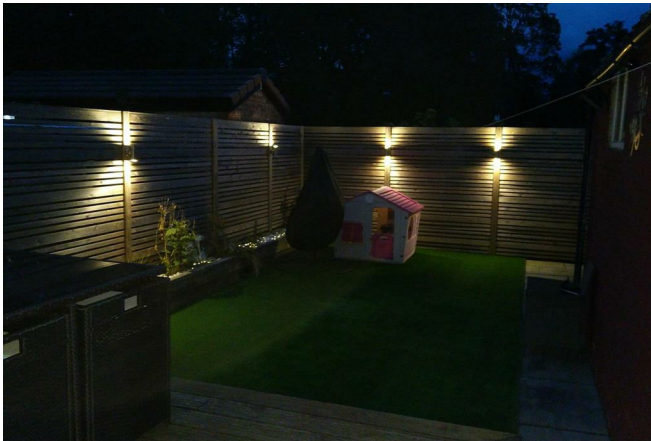
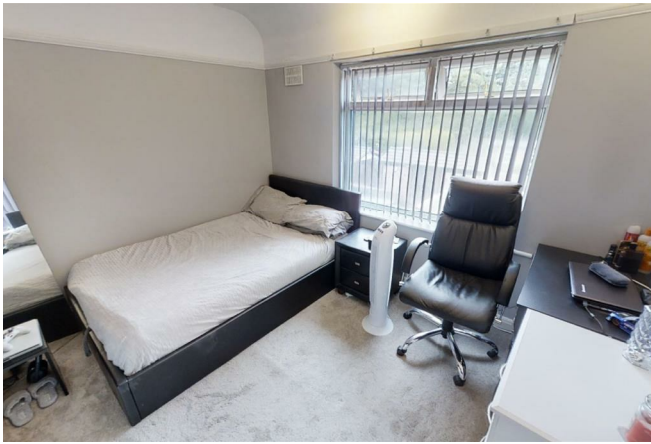


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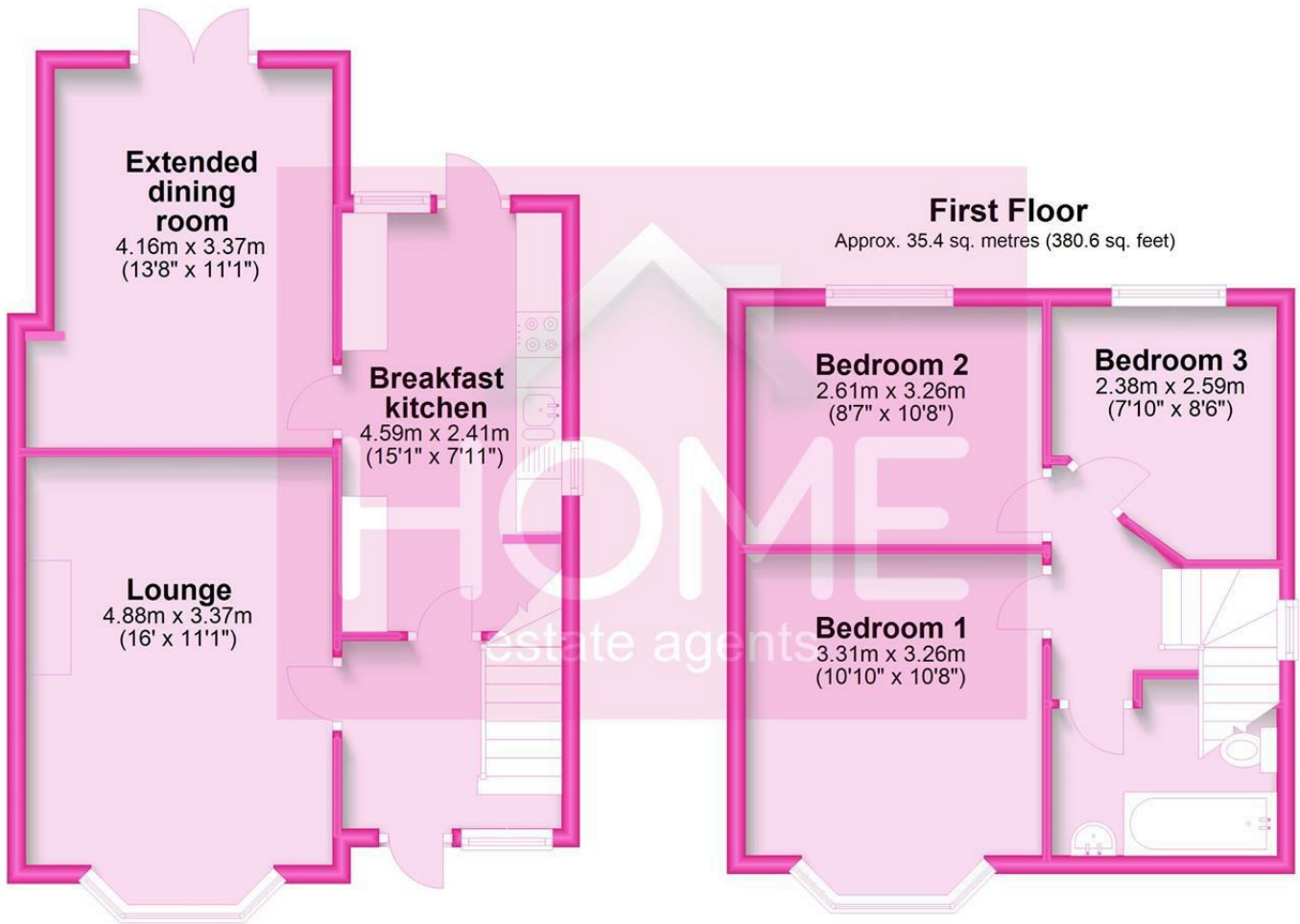
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Ground Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



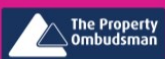
Total area: approx. 82.1 sq. metres (883.6 sq. feet)

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			
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