



## 7 Tilby Close Flixton Manchester M41 6JN

### £475,000

NO CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this much loved four double bedroom detached family residence situated a peaceful Flixton cul de sac. In brief the accommodation comprises welcoming hallway, spacious lounge, dining room, conservatory, fitted kitchen, downstairs WC, shaped landing, the four double bedrooms, ensuite shower room & a three piece bathroom suite. The property is warmed by gas central heated & is warmed by gas central heating. Externally to the front of the property there is an ornate gravelled garden along with mature beds. There is a generous block paved driveway providing ample off road parking and there is a gate giving access to the side. To the side of the property there is ample space for storage along with pathway leading to the rear. To the rear there is a generous paved patio which leads to a lawned 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. Ideally placed for the well regarded schools, transport links & amenities. To book your viewing call the team at HOME.

- Potential for extending\*
- Dining room
- Downstairs WC
- Driveway & garage
- Four double bedroom detached
- Fitted kitchen
- Ensuite shower room
- Spacious lounge
- Conservatory
- Family bathroom



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### Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Covered ceiling, dado rail, wooden effect floor and radiator. Stairs leading to the first floor.

### Lounge 17'10" x 10'11" (5.46m x 3.35m )

uPVC double glazed window to the front, coved ceiling, wall lights, wooden effect floor and radiator. Limestone and marble fireplace housing a living flame gas fire.

### Dining room 10'2" x 7'4" (3.10m x 2.25m )

uPVC double glazed patio doors leading to the conservatory. Wooden effect floor, coved ceiling and radiator.

### Kitchen 10'2" 10'2" (3.10m x 3.12m )

A range of fitted wardrobes with ample hanging and shelving space. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated fridge and space for other appliances. Splash tiling, coved ceiling, radiator and uPVC double glazed window to the rear.

### Conservatory 12'5" x 10'1" (3.81m x 3.08m )

uPVC double glazed one three sides and uPVC double glazed French doors leading to the rear garden. Tiled floor. The conservatory benefits from air conditioning.

### Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment.

### Shaped landing

Open balustrade, dado rail, loft access, coved ceiling, radiator and built in storage cupboard.

### Bedroom one 13'3" x 10'9" (4.04m x 3.28m )

uPVC double glazed window to the front, coved ceiling and radiator. A comprehensive range of built in wardrobes with ample hanging and shelving space. Fitted wardrobe and overbed storage.

### Ensuite shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment coved ceiling, ladder radiator and uPVC double glazed window to the front.

### Bedroom two 18'2" x 7'8" (5.56m x 2.35m )

uPVC double glazed windows to the front and the rear. Two radiators, coved ceiling and wooden effect floor.

### Bedroom three 9'5" x 8'8" (2.88m x 2.66m )

uPVC double glazed window to the rear, coved ceiling and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted dresser with drawers.

### Bedroom four 9'1" x 8'0" (2.78m x 2.44m )

uPVC double glazed window to the rear, coved ceiling and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted desk with drawers.

### Family bathroom

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

### Externally

To the front of the property there is an ornate

gravelled garden along with mature beds. There is a generous block paved driveway providing ample off road parking and there is a gate giving access to the side. To the side of the property there is ample space for storage along with pathway leading to the rear. To the rear there is a generous paved patio which leads to a lawned garden along with mature, deep beds.

### Garage 19'1" x 8'0" (5.82m x 2.45m )

Up and over door to the front. uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden.

### Tenure

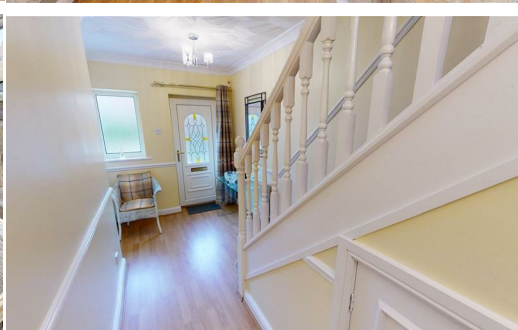
The property is freehold.

### Council tax

The property is council tax band D.

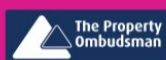
### Property disclaimer

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.



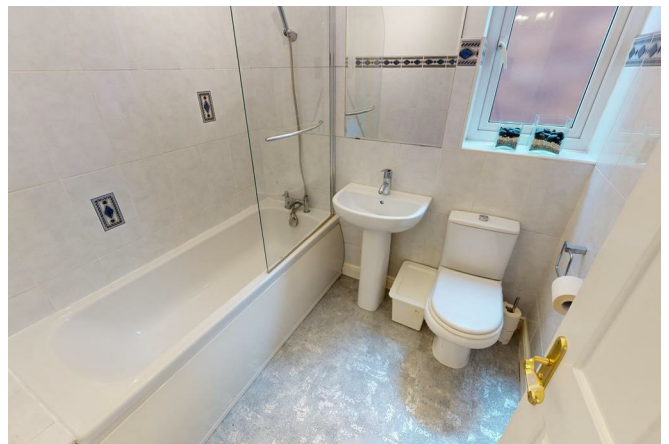
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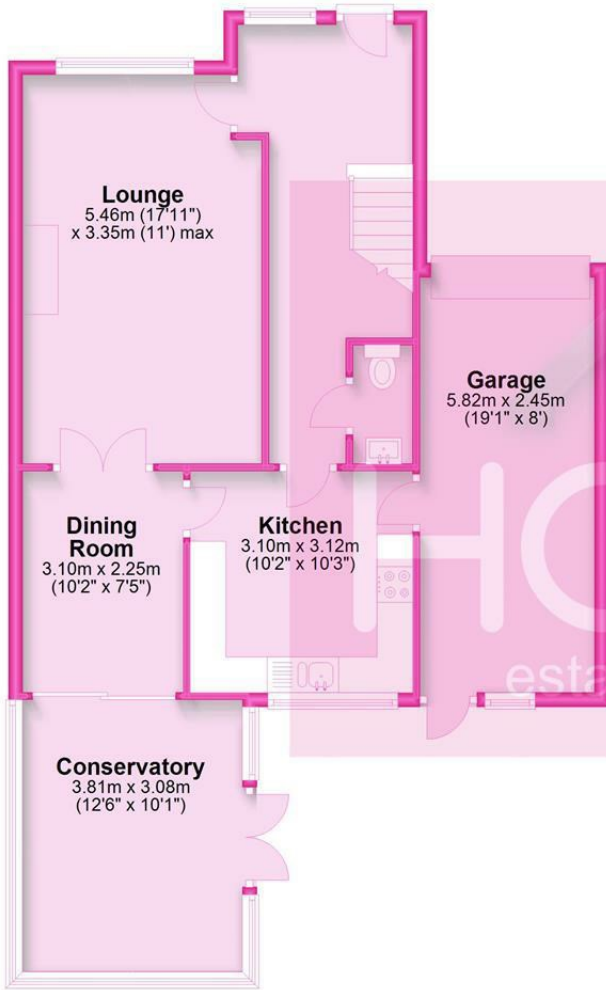


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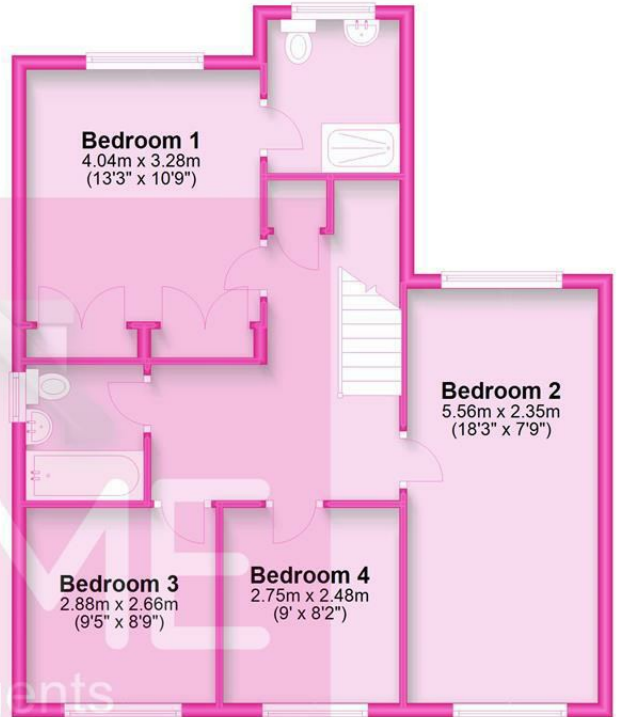
### Ground Floor

Approx. 76.0 sq. metres (818.4 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.1 sq. feet)



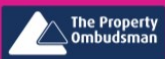
Total area: approx. 137.7 sq. metres (1482.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>       <b>57</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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