



24 Daresbury Avenue Flixton Manchester M41 8GL

Offers over £550,000

A STUNNING FAMILY RESIDENCE! HOME ESTATE AGENTS are delighted to offer for sale this truly stunning four double bedroom extended semi detached property situated in the always popular area of Flixton. Benefiting from a double storey extension & finished to a high standard throughout making an early viewing essential. The ground floor comprises welcoming hallway with understairs storage, bay fronted lounge, open plan family room, dining area & kitchen with island, utility room & a downstairs WC. On the first floor there is a Master bedroom (Bedroom 1) with dressing area, fitted wardrobes and units and also a further room which is currently used as a store room but is plumbed and has electrics ready for an ensuite to be installed if desired. Two further double bedrooms, four piece family bathroom & galleried style landing. The remaining fourth double bedroom is on the second floor along with a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a paved driveway leading to an integral storage garage. To the rear, which is not overlooked, boasts a decked patio area with lawned garden beyond along with mature beds. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Four double bedrooms
- Bay fronted lounge
- Four piece bathroom suite
- Not overlooked to the rear
- Double storey extension
- Open plan family room & kitchen
- Additional three piece bathroom suite
- Spanning three floors
- Utility room & downstairs WC
- Driveway & storage garage



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Hallway

Composite door to the front, uPVC double glazed bay window to the front with fitted plantation shutters. Wooden effect floor, coved ceiling and radiator. Understairs storage cupboard and radiator.

Lounge 11'1" x 10'11" (3.39m x 3.33m)

uPVC double glazed bay window to the front with fitted plantation shutters. Feature fireplace and hearth housing an electric fire. Tiled floor, coved ceiling and radiator.

Extended family room & kitchen 26'4" x 26'10" (8.04m x 8.19m)

Two sets of uPVC double glazed bi-folding doors giving direct access onto the composite decked patio. Two uPVC double glazed picture windows overlooking the rear garden. Contemporary wood burning stove. Tiled floor and modern radiators. Integrated induction, extractor, combination oven, microwave and grill. Additional oven and plate warmer, full height fridge and separate freezer. Pull out larder unit, integrated dishwasher and 12 bottle wine cooler. A comprehensive range of fitted wall and base units with a worktop over with feature lighting. Fitted island with breakfast bar and incorporating a single unit sink.

Utility room 4'7" x 5'10" (1.40m x 1.80m)

fitted wall units with worktop below. Space for appliances. Gas central heating boiler. Tiled floor and radiator.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Splash tiling and tiled floor. uPVC double glazed window to the side and radiator.

Galleried first floor landing

Open balustrade. Two uPVC double glazed windows to the front with fitted plantation shutters. Coved ceiling and radiator. Stairs leading to the second floor.

Bedroom one 22'9" x 12'11" (6.94m x 3.96m)

uPVC double glazed French doors with Juliet balcony.

Two velux windows set within the vaulted ceiling. Radiator. With the dressing area there are modern fitted wardrobes with hanging and shelving space.

Store room

This room has full plumbing installed in readiness for an ensuite although currently it is used for storage by our clients.

Bedroom two 13'3" x 11'0" (4.05m x 3.36m)

uPVC double glazed bay window to the front with fitted plantation shutters. Coved ceiling and radiator.

Bedroom three 10'9" x 11'0" (3.30m x 3.36m)

uPVC double glazed window to the rear, coved ceiling and radiator.

Family bathroom 11'2" x 5'5" (3.42m x 1.67m)

A four piece suite comprises low level WC, wash hand basin with vanity unit, bath and separate shower cubicle. Tiling to compliment, tiled floor and ladder radiator. Plantation shutters.

Second floor landing

Open balustrade and storage into the eaves. Velux window.

Bedroom four 10'8" x 14'11" (3.27m x 4.55m)

Velux windows, radiator and storage within the eaves.

Bathroom 9'11" x 6'0" (3.03m x 1.84m)

A three piece suite comprises low level WC, wash hand basin with storage cupboard and bath. Tiling to compliment and tiled floor. Radiator. Velux.

Storage garage

Double doors to the front.

Externally

Externally to the front of the property there is a paved driveway leading to an integral storage garage. To the

rear, which is not overlooked, boasts a decked patio area with lawned garden beyond along with mature beds. There is a greenhouse, external power, water supply and feature lighting. Beyond the initial garden there is a large further lawned garden which our clients lease for 50p year. The lease is ongoing is exclusive for the property owner

Tenure

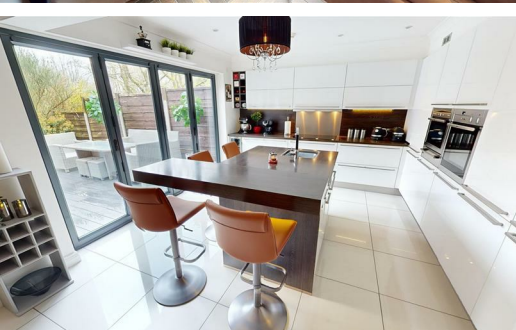
The property is leasehold with a ground rent of £12.00 payable annually.

Council tax

The property is council tax band C.

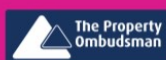
Property disclaimer

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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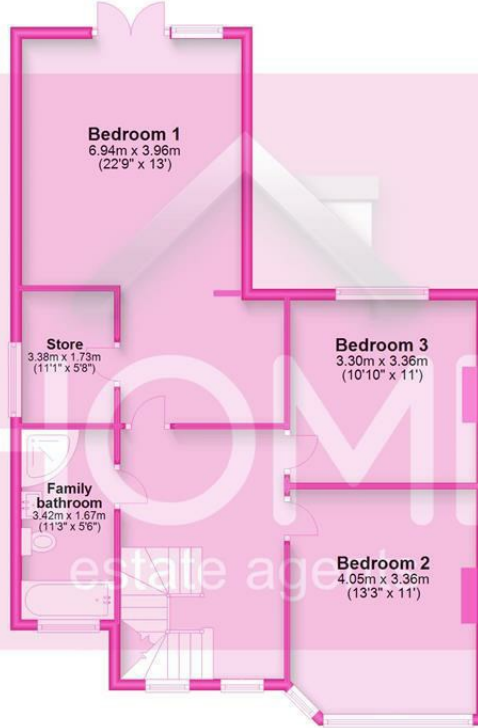
Ground Floor

Approx. 78.6 sq. metres (846.1 sq. feet)



First Floor

Approx. 74.2 sq. metres (798.5 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.0 sq. feet)



Total area: approx. 174.3 sq. metres (1876.6 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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