



15 Cranford Road Flixton Manchester M41 8PS

Offers over £775,000

A STUNNING FAMILY RESIDENCE! HOME ESTATE AGENTS are privileged to offer for sale this superbly presented & stylishly finished five bedroom extended detached family residence situated on the always popular Cranford Road. Boasting a double storey extension the space available both inside & out must be seen, making a viewing essential to appreciate the property as a whole. The ground floor comprises welcoming hallway, bay fronted lounge, sitting room, playroom, extended kitchen & family room, utility room & downstairs WC. To the first floor there are the five well proportioned bedrooms, ensuite shower room & large five piece family bathroom suite. The property is warmed by gas central heating & is fully double glazed. Externally to the front of the property there is a block paved driveway providing ample off road parking for several vehicles. To the impressive rear there is a block paved patio area along with an artificial lawned garden, all of which enjoys a sunny aspect. In the garden rooms you will find a home gym, two piece WC & a fully working home pub! The rear also benefits from a storage shed & a second driveway providing more off road parking. Ideally placed for the well regarded schools, Trafford General Hospital & amenities. A credit to our clients & must be viewed. To book your viewing call the team at HOME.

- Five bedroom detached
- Dining room
- Utility room & downstairs WC
- Large garden & home pub!
- Stylish finish throughout
- Playroom
- Ensuite shower room
- Bay fronted lounge
- Large kitchen & family room
- Five piece family bathroom



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Hallway

uPVC double glazed door to the front with uPVC double glazed surround. Wooden effect floor, dado rail, coved ceiling, wooden effect floor and radiator. Stairs leading to the first floor.

Lounge 12'11" x 14'3" (3.96m x 4.35m)

uPVC double glazed bay window to the front with fitted plantation shutters and radiator. Cast iron multi fuel burning stove sat on a granite hearth. Coved ceiling and wooden effect floor.

Sitting room 14'10" x 11'2" (4.53m x 3.42m)

uPVC double glazed box bay window to the side with fitted plantation shutters. Multi fuel burning stove with black granite hearth. Coved ceiling and radiator.

Playroom 12'8" x 10'1" (3.87m x 3.09m)

uPVC double glazed bay window to the front with fitted plantation shutters and radiator. A range of built in storage cabinets and drawers.

Kitchen & family room 30'4" x 19'1" (9.27m x 5.84m)

uPVC double glazed windows to the rear with fitted plantation shutters, skylight and double glazed bi-folding doors giving access to the rear garden. A comprehensive range off fitted wall and base units with a butcher block worktop over. Integrated hob, oven and extractor fan. Integrated dishwasher and space for other appliances. 'AGA' oven. Splash tiling, tiled floor, coved ceiling, spotlights and radiator.

Utility room 5'3" x 10'1" (1.61m x 3.09m)

A range of fitted base units with a worktop over. Incorporating a single unit sink with mixer tap. Splash tiling, tiled floor and "Worcester" gas central heating boiler.

Downstairs WC

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

Shaped landing

Open balustrade. Loft access.

Bedroom one 22'9" x 17'5" (6.95m x 5.31m)

Two uPVC double glazed windows to the rear with fitted plantation shutters. A range of built in wardrobes with ample hanging and shelving space. Two radiators. Built in walk in wardrobe with hanging and shelving space.

Ensuite shower room

A contemporary three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and tiled floor. Ladder radiator and uPVC double glazed window to the side.

Bedroom two 14'9" x 12'11" (4.52m x 3.96m)

uPVC double glazed bay window to the front with fitted plantation shutters. A range of built in wardrobes with ample hanging and shelving space. Fitted dresser and storage cabinets.

Bedroom three 11'3" x 12'11" (3.45m x 3.96m)

uPVC double glazed box bay window to the side with fitted plantation shutters. A range of built in wardrobes with ample hanging and shelving space. Fitted storage cabinets.

Bedroom four 13'10" x 10'5" (4.23m x 3.20m)

uPVC double glazed bay window to the front with fitted plantation shutters. Radiator.

Bedroom five 7'8" x 6'8" (2.35m x 2.04m)

uPVC double glazed bay window to the front with fitted plantation shutters. A range of fitted wardrobes with ample hanging and shelving space. Built in wardrobes with ample hanging space. Fitted drawers and dresser. Radiator.

Family bathroom 11'10" x 10'7" (3.61m x 3.25m)

A period style five piece suite comprises high flush WC, his and hers sinks, built in shower cubicle and rolled top, footed bath. Tiling to compliment, tiled floor and radiator. uPVC double glazed window to the rear.

Externally

Externally to the front of the property there is a block paved driveway providing ample off road parking for several vehicles. To the impressive rear there is a block

paved patio area along with an artificial lawned garden, all of which enjoys a sunny aspect. There is outside lighting, power and water.

Garden room - gym 8'8" x 7'10" (2.65m x 2.40m)

Two uPVC double glazed windows, wooden effect floor and electric heater.

Garden room - WC 4'3" x 5'7" (1.30m x 1.71m)

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment and tiled floor. uPVC double glazed window.

Garden room - home pub 15'5" x 10'3" (4.72m x 3.14m)

Fitted home bar, wooden effect floor, spotlights and electric heater. Access through to the storage shed.

Tenure

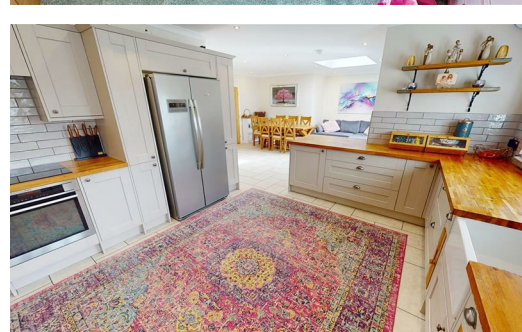
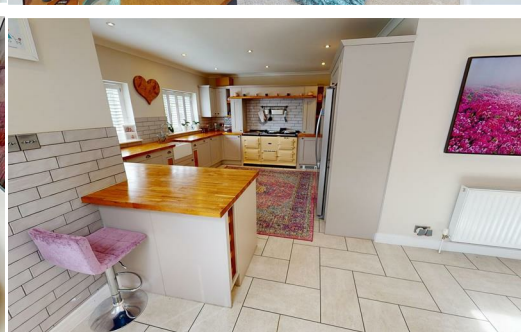
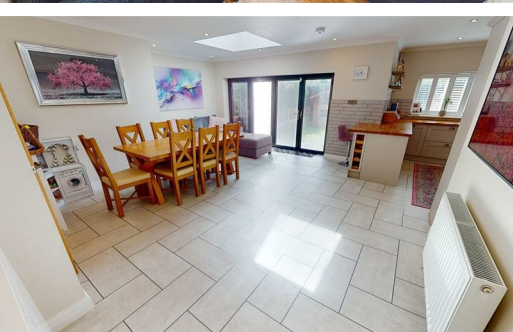
The property is Freehold.

Council tax

The property is council tax band E.

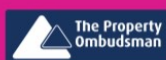
Property disclaimer

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.

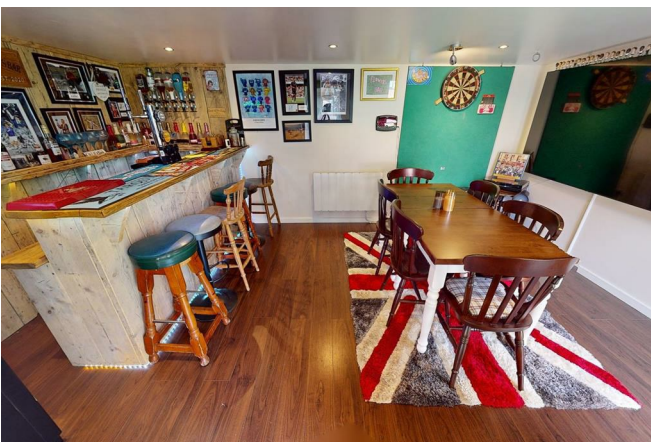


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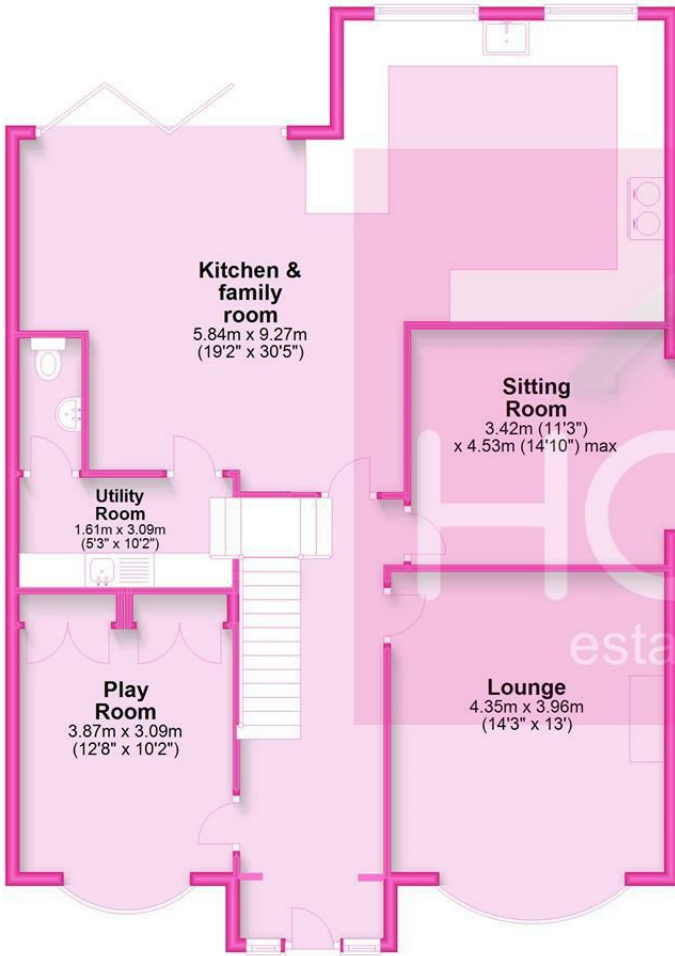
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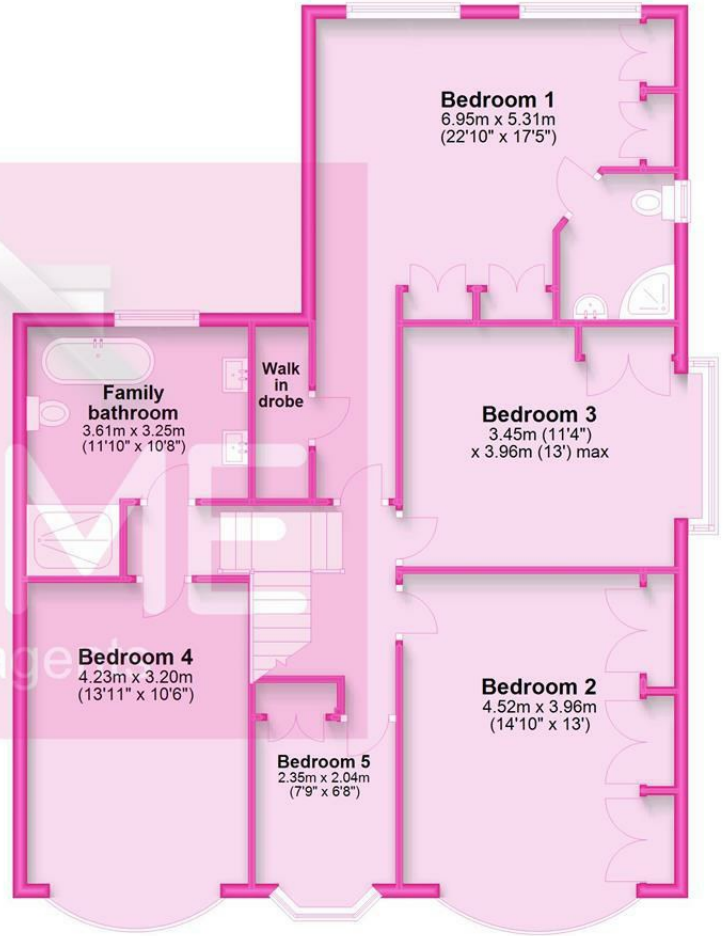
Ground Floor

Approx. 104.7 sq. metres (1127.0 sq. feet)



First Floor

Approx. 99.2 sq. metres (1067.7 sq. feet)



Total area: approx. 203.9 sq. metres (2194.7 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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