



55 Trevor Road Flixton Manchester M41 5QJ

Offers over £294,000

HOME ESTATE AGENTS are pleased to offer for sale this well appointed two double bedroom semi detached property situated on the always popular Trevor Road. In brief the property comprises hallway, large lounge, spacious dining room, kitchen, conservatory, shaped landing, the two double bedrooms & a contemporary three piece shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is an ornate garden along with a paved driveway providing ample off road parking. To the side there is a pathway & gate for access. To the rear of the property there is a patio area with a mainly lawned garden beyond that is fenced for privacy & enjoys a sunny aspect. Ideally placed for Trafford General Hospital, transport links & the well regarded schools. To book your viewing call the team at HOME.

- Two bedroom semi detached
- Fitted kitchen
- uPVC double glazed
- Generous garden
- Large lounge
- Conservatory
- Gas central heating
- Spacious dining room
- Modern three piece shower room
- Ample off road parking



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Hallway

uPVC double glazed door to the front with uPVC double glazed windows either side. Wood floor, radiator and stairs to the first floor.

Lounge 13'2" x 15'7" (4.02m x 4.75m)

uPVC double glazed box bay window to the front, wooden effect floor, picture rail and radiator. Cast iron fireplace and hearth housing a living flame gas fire.

Dining room 10'11" x 15'7" (3.34m x 4.75m)

uPVC double glazed window to the side and double doors leading. Feature fire surround with back and hearth housing a wall mounted fire. Wood floor, picture rail and understairs storage cupboard. Radiator.

Kitchen 10'8" x 7'4" (3.26m x 2.24m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Incorporating a single unit sink with mixer tap. Space for other appliances. Splash tiling, wooden effect floor and radiator. uPVC double glazed windows to the side and the rear. uPVC double glazed door leading to the side.

Conservatory 10'7" x 7'10" (3.25m x 2.41m)

uPVC double glazed on two sides. uPVC double glazed door leading to the rear garden. Wooden effect floor and radiator.

Shaped landing

Open balustrade, wood floor and picture rail.

Bedroom one 15'7" x 13'2" (4.75m x 4.02m)

uPVC double glazed box bay window to the front, picture rail and radiator.

Bedroom two 10'3" x 9'1" (3.13m x 2.77m)

uPVC double glazed window to the rear, radiator and loft access. A range of built in wardrobes with ample hanging and shelving space. The loft is boarded making it ideal for storage.

Shower room 6'2" x 7'1" (1.90m x 2.18m)

A modern three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment, spotlights, ladder radiator and uPVC double glazed window to the rear.

Externally

To the front of the property there is an ornate garden along with a paved driveway providing ample off road parking. To the side there is a pathway and gate for access. To the rear of the property there is a patio area with a mainly lawned garden beyond that is fenced for privacy and enjoys a sunny aspect. There is an outside tap and a garden shed.

Tenure

The property is leasehold with an annual ground rent of £5.00 payable.

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



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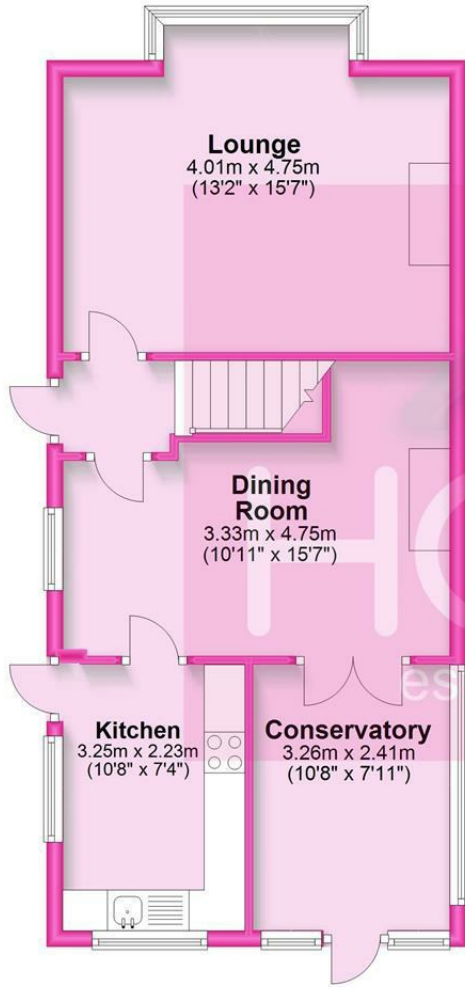
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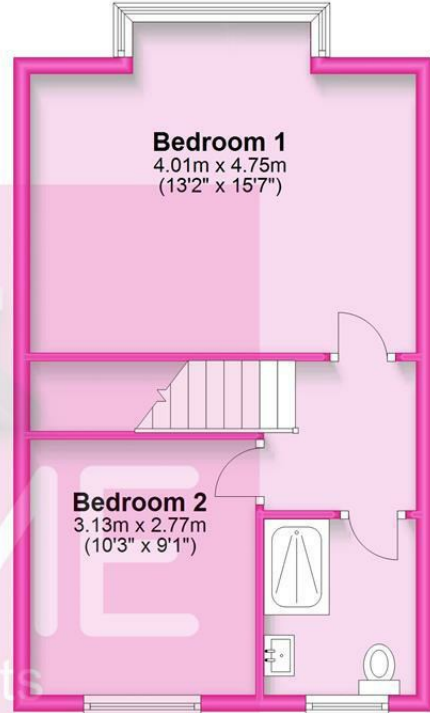
Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



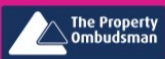
Total area: approx. 87.8 sq. metres (944.7 sq. feet)

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			
(39-54) E			
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