



15 Western Road Flixton Manchester M41 6LE

Offers over £599,950

FOUR BEDROOMS! HOME ESTATE AGENTS are pleased to offer for sale this well presented & thoughtfully extended four bedroom detached family residence. Situated on the popular Western Road & in superb condition throughout making an early viewing essential. In brief the accommodation comprises welcoming hallway, bay fronted sitting room, extended lounge diner, extended modern kitchen, downstairs WC, shaped landing, the four well proportioned bedrooms & 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 lawned garden along with a generous block paved driveway providing ample off road parking. The rear garden, which enjoys a sunny aspect, boasts a block paved patio along with a mainly lawned garden beyond which is fenced for privacy. Ideally placed for the well regarded schools, amenities & train station. To book your viewing call the team at HOME.

- Four bedroom detached family home
- Extended kitchen
- Three piece bathroom suite
- Double storey extension
- Bay fronted sitting room
- Open plan living
- Gardens front & rear
- Lounge diner
- Downstairs WC
- Ample off road parking



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Hallway

uPVC double glazed door to the front with uPVC double glazed surround. 'Kardean' wood effect flooring and radiator. Stairs to the first floor.

Sitting room 13'1" x 13'3" (4.01m x 4.05)

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

Extended lounge diner 24'4" x 12'6" (7.43m x 3.82m)

uPVC double glazed patio doors leading to the rear garden. Skylights, tiled floor in the dining area and radiator. Open through to the extended kitchen.

Extended kitchen 24'10" x 7'9" (7.58m x 2.38m)

A German designed 'Pronorm' kitchen with fitted wall and base units with with a quartz worktop over. Integrated indication 'Neff' hob with extractor fan, microwave and oven. Integrated washer and separate dryer. Integrated dishwasher. Incorporating a one and half unit sink with mixer tap. Space for other appliances. Tiled floor, radiator and spotlights. uPVC double glazed door to then rear and the side. uPVC double glazed door to the side. Open through to the lounge diner.

Downstairs WC

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

Shaped landing

Open balustrade, uPVC double glazed window to the side and loft access. Radiator. Built in storage cupboard.

Bedroom one 13'4" x 12'9" (4.08m x 3.90m)

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

Bedroom two 12'3" x 12'4" (3.75m x 3.76m)

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

Bedroom three 7'6" x 8'7" (2.30m x 2.63m)

uPVC double glazed window to the side and radiator.

Bedroom four 8'4" x 6'5" (2.55m x 1.97m)

uPVC double glazed window to the front and radiator.

Bathroom

A three piece suite comprises low level WC, vanity wash hand basin and P-shaped bath with shower over. Tiling to compliment, tiled floor, ladder radiator and extractor fan. uPVC double glazed window to the side.

Externally

Externally to the front of the property there is a lawned garden along with a

generous block paved driveway providing ample off road parking. The rear garden, which enjoys a sunny aspect, boasts a block paved patio along with a mainly lawned garden beyond which is fenced for privacy.

Tenure

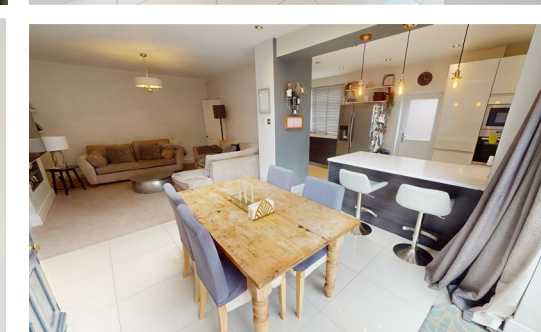
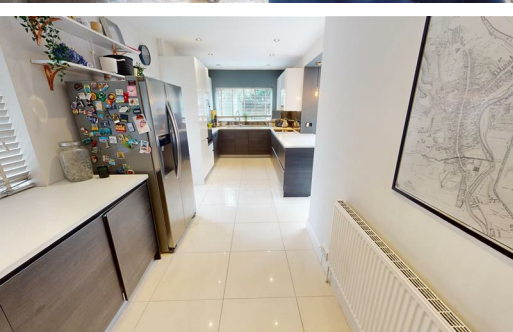
The property is Freehold.

Council tax

The property is council tax band D.

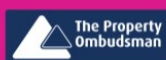
Property disclaimer

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.

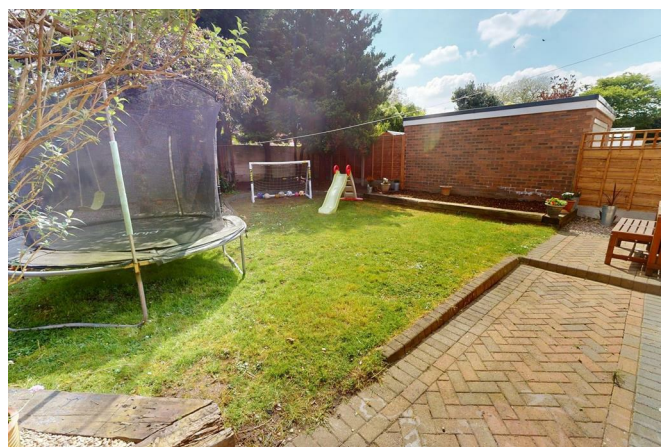


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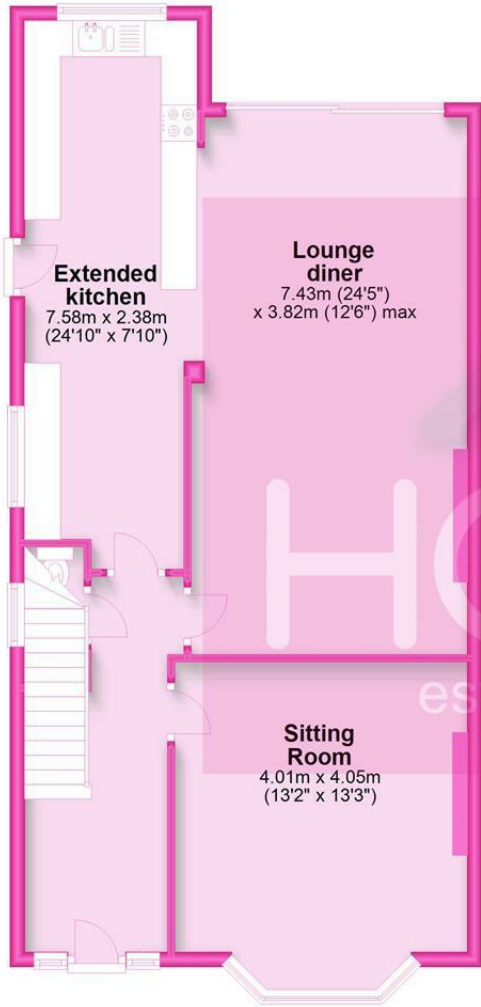
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Ground Floor

Approx. 74.6 sq. metres (803.1 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



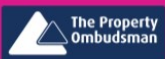
Total area: approx. 129.2 sq. metres (1390.3 sq. feet)

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			
(21-38) F			
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