



20 Norfolk Gardens Flixton Manchester M41 8RE

Offers over £289,999

SUPERBLY PRESENTED! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented three bedroom mid town house. If you are looking for a property in genuine 'move in' condition, be sure to book your viewing early. In brief the accommodation comprises welcoming hallway, lounge, spacious modern breakfast kitchen, shaped landing, the three well proportioned bedrooms & a three piece contemporary shower room. The property is warmed by gas central heating & is warmed by gas central heating. Externally to the front of the property there is a block paved generous driveway providing ample off road parking. To the rear there is a paved patio area with garden beyond, all of which is fenced for privacy. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Modern finish throughout
- Stylish breakfast kitchen
- Gas central heated
- Ideal for amenities
- Three bedroom town house
- Contemporary shower room
- Driveway for parking
- Large lounge
- uPVC double glazed
- Garden to the rear

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Hallway

uPVC double glazed door to the front, wooden effect floor and radiator. Stairs leading to the first floor.

Lounge 17'11" x 10'0" (5.47m x 3.05m)

uPVC double glazed windows to the front and the rear. Wooden effect floor and two radiators.

Breakfast kitchen 17'11" x 11'4" (5.47m x 3.47m)

A comprehensive range of modern fitted wall and base units with a quartz worktop over. Island with matching worktop and base units below. Integrated hob, oven and extractor fan. Integrated dishwasher and space for other appliances. Incorporating a single unit sink with mixer tap. Splash tiling, wooden effect floor and two contemporary upright radiators. Built in storage cupboard. uPVC double glazed windows to the front and the rear. uPVC double glazed door giving access to the rear garden.

Shaped landing

A bespoke oak balustrade. uPVC double glazed window to the rear.

Bedroom one 10'7" x 13'0" (3.23m x 3.97m)

uPVC double glazed window to the front and radiator.

Bedroom two 10'7" x 12'7" (3.23m x 3.85m)

uPVC double glazed window to the front and radiator. Cupboard housing the gas central heating boiler.

Bedroom three 7'0" x 10'0" (2.14m x 3.07m)

uPVC double glazed window to the rear, wooden effect floor and radiator.

Shower room

A modern three piece suite comprises low level WC, vanity wash hand basin with storage below and shower with glass screen. 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 generous driveway providing ample off road parking. To the rear there is a paved patio area with garden beyond, all of which is fenced for privacy.

Tenure

The property is Freehold.

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.

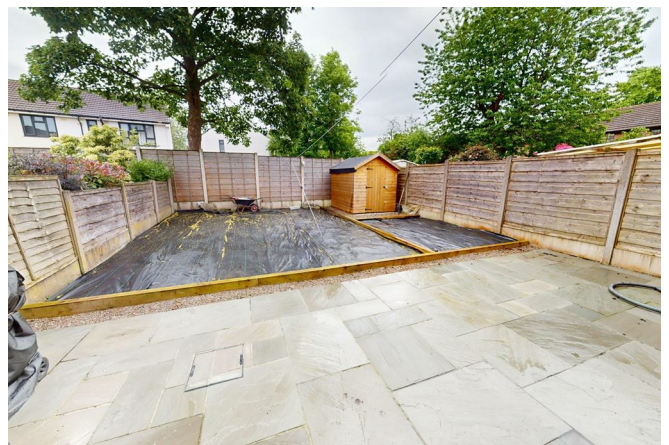


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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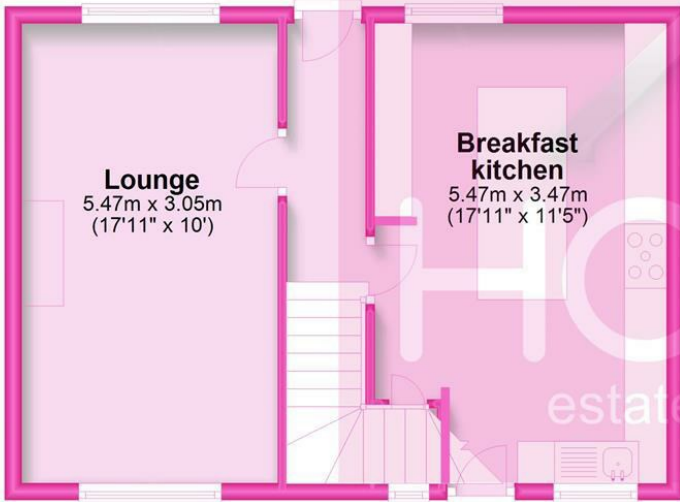
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Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.2 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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