



73 Eddisbury Avenue Flixton Manchester M41 8GF

£450,000

LARGE BREAKFAST KITCHEN! HOME ESTATE AGENTS are privileged to offer for sale this beautifully presented & stylishly finished four bedroom semi detached family residence. Stylishly finished throughout & must be viewed to be appreciated. Situated on a peaceful cul de sac & near the beautiful Millennium Nature Reserve. To the ground floor the property comprises welcoming hallway, bay fronted dining room, lounge, spacious breakfast kitchen, utility room & downstairs WC. To the first floor there are three of the four bedrooms, three piece bathroom suite & separate WC. The remaining bedroom is located in the professionally converted loft space. Warmed by gas central heating & uPVC double glazed. To the front of the property there is a generous paved driveway providing ample off road parking along with mature plants & shrubs. To the rear, which enjoys a sunny aspect, there is a generous paved patio area with pathway, along with an artificial lawn & garden beyond. Ideally placed for the well regarded schools, amenities & transport links. To book your viewing call the team at HOME.

- Superbly presented
- Modern breakfast kitchen
- Three piece bathroom
- Driveway & southerly facing rear
- Bay fronted dining room
- Utility room
- Separate WC
- Lounge
- Downstairs WC
- Four bedroom semi detached

Hallway

Composite door to front and uPVC double glazed bay window to front. Wooden effect flooring, coved ceiling and radiator. Stairs to the first floor.

Dining room 11'3" x 10'11" (3.43m x 3.34m)

uPVC double glazed bay window to front, coved ceiling, wooden effect flooring and radiator. Double doors leading through to the lounge.

Lounge 10'11" x 13'8" (3.34m x 4.17m)

uPVC double glazed door leading to the rear garden with uPVC double glazed windows either side. Feature fireplace housing an electric fire. Picture rail, wall lights and radiator.

Extended breakfast kitchen 13'8" 17'6" (4.17m 5.35m)

A comprehensive range of modern fitted wall and base units with a worktop over. Integrated electric hob, electric oven, double gas oven and extractor fan. Integrated fridge, freezer and separate integrated freezer. Integrated dishwasher. Incorporating a one and a half unit sink with mixer tap. uPVC double glazed window to rear and uPVC double glazed French doors leading to the rear garden. Two Velux windows set within the vaulted ceiling. Upright contemporary radiator and wooden effect flooring. Understairs storage cupboard.

Utility room 9'10" x 8'7" (3.00m x 2.64m)

A range a fitted base units with a worktop over. Space for appliances. Wooden effect flooring, radiator and uPVC double glazed door to the front. Gas central heating boiler.

Downstairs WC

A two piece suite comprises low-level WC and

wash and basin. Wooden effect flooring and splash tiling. uPVC double glazed window to front with fitted plantation shutter.

Shaped landing

Open balustrade and stairs leading to the second floor. uPVC double glazed window to the front.

Bedroom one 13'2" x 10'5" (4.02m x 3.20m)

uPVC double glazed bay window to the front, wooden effect floor and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overbed storage and bedside units.

Bedroom two 10'5" x 10'10" (3.20m x 3.32m)

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

Bedroom four 5'5" x 5'8" (1.65m x 1.73m)

uPVC double glazed window to the side and radiator. This makes an ideal office or nursery..

Bathroom 7'0" x 8'6" (2.15m x 2.61m)

A contemporary three piece suite comprises vanity wash hand basin, bath and shower cubicle with multi jets. Tiling to compliment, ladder radiator and uPVC double glazed window to the rear.

Separate WC

A low level WC with built in sink unit. Tiling to compliment, tiled floor and uPVC double glazed window to the front.

Second floor landing

Open balustrade and uPVC double glazed window to the side.

Bedroom three 11'7" x 19'4" (3.55m x 5.91m)

Two Velux windows, spotlights, wooden effect, flooring, and radiator. Storage setback within the eaves.

Externally

To the front of the property there is a generous paved driveway providing ample off road parking along with mature plants and shrubs. The rear, which enjoys a sunny aspect, there is a generous paved patio area with pathway, along with an artificial lawn and garden beyond. The garden building measures 12ft x 12ft and was professionally installed by Nu-Crete Workshop, benefits from power and lighting.

Tenure

The property is Leasehold with a ground rent of £6.00 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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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

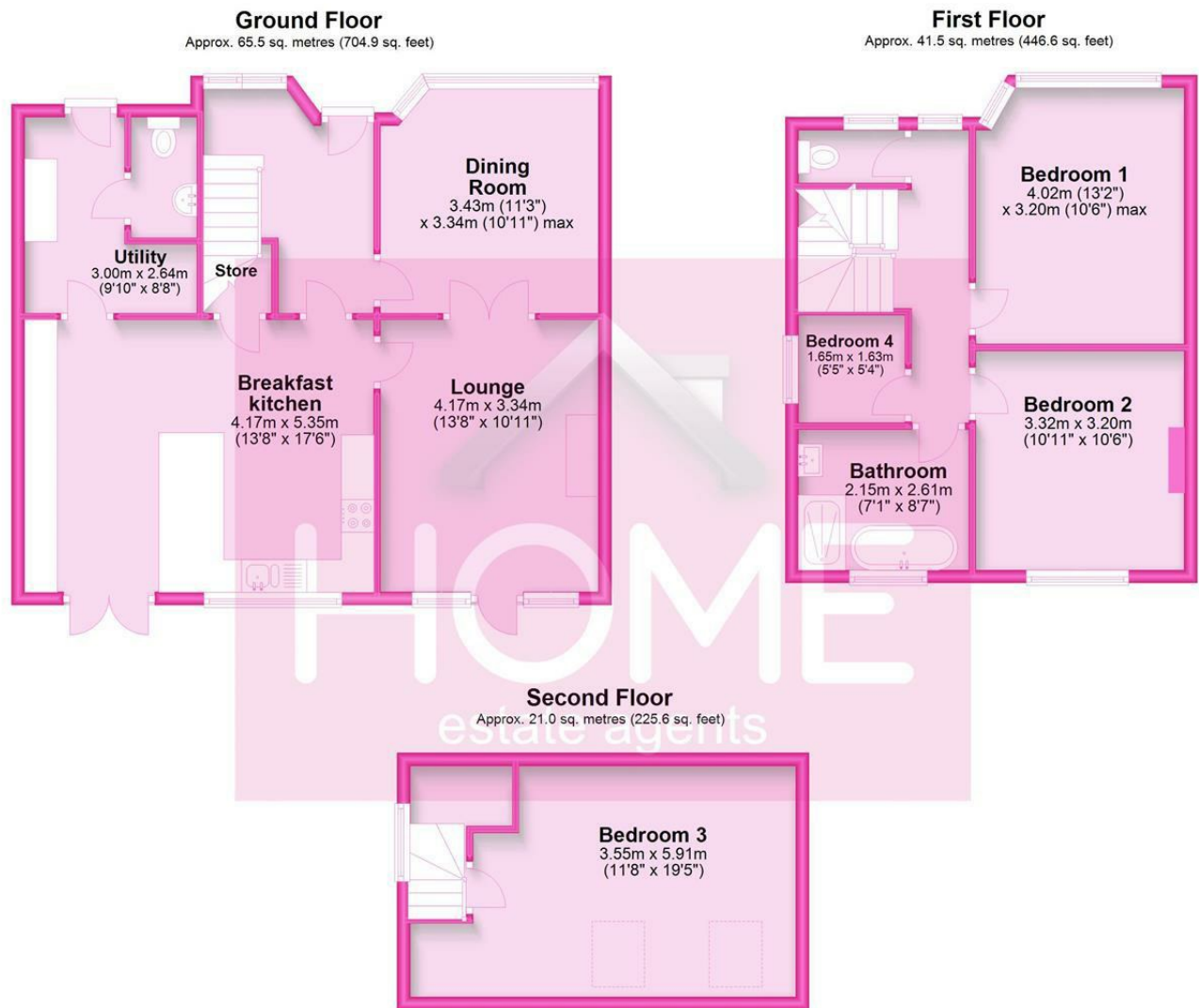


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Total area: approx. 127.9 sq. metres (1377.1 sq. feet)

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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