



12 Vale Avenue Flixton Manchester M41 6PQ

£335,000

NO CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached family residence situated on a quiet Flixton cul de sac. In brief the accommodation comprises welcoming hallway, bay fronted lounge, modern fitted kitchen, large conservatory, shaped landing, the three well proportioned bedrooms & four piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a block paved driveway providing ample off road whilst to the rear there is a decked patio with ornate garden beyond, all of which is fenced for privacy. The rear boasts not being overlooked. Ideally placed for the local train station, the well regarded schools & amenities. To book your viewing call the team at HOME.

- No vendor chain
- Modern kitchen
- uPVC double glazed
- Rear garden that is not overlooked
- Three bedroom semi detached
- Large conservatory
- Gas central heated
- Bay fronted lounge
- Four piece bathroom
- Driveway for parking

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Hallway

uPVC double glazed door to the front with uPVC double glazed window to the front. Wood floor, radiator and stairs leading to the first floor.

Lounge 19'3" x 10'5" (5.88m x 3.20m)

uPVC double glazed bay window to the front, wood floor and radiator. Feature fireplace. Open through to the conservatory.

Kitchen 12'0" x 7'3" (3.67m x 2.22m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Space for other appliances. uPVC double glazed window to the rear.

Conservatory 11'2" x 18'1" (3.42m x 5.52m)

uPVC double glazed on three side and uPVC double glazed French doors leading to the rear garden. Wood floor and radiator.

Shaped landing

uPVC double glazed window to the side and open balustrade.

Bedroom one 10'9" x 10'0" (3.28m x 3.05m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 8'4" x 10'0" (2.56m x 3.05m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'3" x 8'0" (2.23m x 2.44m)

uPVC window to the rear and radiator.

Bathroom

A four piece suite comprises low level WC, wash hand basin, corner bath and shower cubicle. Tiling to compliment and tiled floor. Radiator and uPVC double glazed window to the front.

Externally

Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the front there is external power. To the rear, which is not overlooked, there is a large decked patio with ornate garden beyond.

Tenure

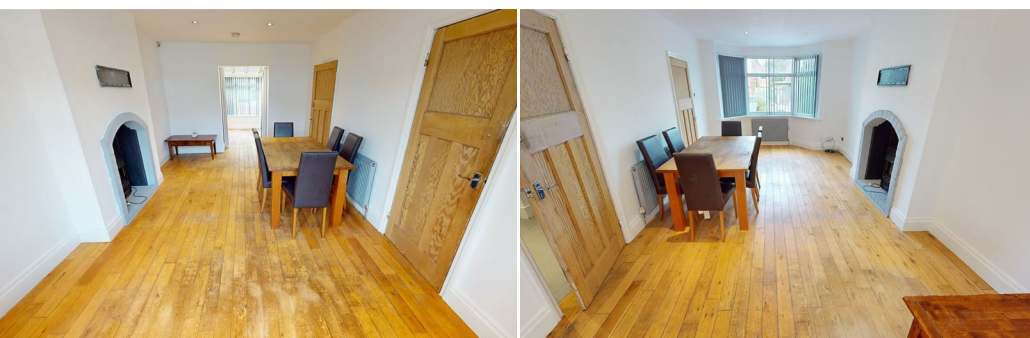
The property is leasehold with a ground rent of £25.00 payable annually.

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



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Ground Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



Total area: approx. 84.3 sq. metres (907.5 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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