



26 Snowden Avenue Flixton Manchester M41 6FF

£469,995

NO CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this four bedroom extended semi detached family residence situated on the popular Snowden Avenue in Flixton. In brief the accommodation to the ground floor comprises welcoming hallway, lounge, impressive open plan kitchen & dining room, utility room & downstairs WC. To the first floor you will find the four well proportioned bedrooms, ensuite shower room, dressing room & contemporary bathroom suite. The majority of the ground floor is warmed by a modern 'wet' underfloor heating system while the rest of the property is gas central heated. Fully uPVC double glazed & must be viewed to be appreciated. Externally to the front of the property there is an impressive block paved driveway providing ample off road parking. To the rear there is a composite decked patio area & artificial lawned garden beyond, all of which is fenced for privacy. Ideally placed to enjoy the ever growing amenities of the area & the desirable schools. To book your viewing call the team at HOME.

- Four bedroom extended semi detached
- Utility room
- Dressing room
- No vendor chain
- Lounge
- Downstairs WC
- Garden with sunny aspect
- Open plan kitchen & dining room
- Ensuite shower room
- Generous driveway



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Hallway

Composite door to the front and tiled floor with 'wet' under floor heating. Large understairs storage cupboard. Stairs to the first floor.

Lounge 14'1" x 11'6" (4.31m x 3.51m)

uPVC double glazed bay window to the front and radiator.

Dining kitchen 15'1" x 20'11" (4.60m x 6.39m)

A comprehensive range of fitted wall and base units with a quartz worktop over. Integrated hob, two ovens and extractor fan. Integrated dishwasher and microwave. Space for other appliances. Fitted breakfast bar, tiled floor with 'wet' under floor heating. Spotlights. Double glazed bi-folding doors giving access to the rear garden. Skylights.

Utility room 6'10" x 7'4" (2.10m x 2.24m)

A range of fitted wall and base units with a rolled edged worktop over. incorporating a single unit sink with mixer tap. Space for appliances. Gas central heating boiler. Tiled floor with 'wet' under floor heating. uPVC double glazed door leading to the side.

Downstairs WC

A contemporary two piece suite comprises low level WC and wash hand basin with storage below. Tiled floor with 'wet' under floor heating. uPVC double glazed window to the front.

Shaped landing

Feature window to the side. Open balustrade.

Bedroom one 9'6" x 11'5" (2.92m x 3.50m)

uPVC double glazed window to the rear and radiator.

Dressing room 5'0" x 5'3" (1.54m x 1.61m)

Fitted shelving and hanging space. Loft access.

Ensuite 5'0" x 5'10" (1.54m x 1.79m)

A contemporary three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and tiled floor. Radiator.

Bedroom two 11'2" x 10'11" (3.42m x 3.34m)

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

Bedroom three 9'2" x 11'5" (2.80m x 3.50m)

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

Bedroom four 6'7" x 7'11" (2.03m x 2.43m)

uPVC double glazed window to the rear and radiator.

Bathroom 6'7" x 4'9" (2.03m x 1.45m)

A modern three piece suite comprises low level WC, vanity wash hand basin with storage below and bath with shower over. Tiling to compliment and tiled floor. Ladder radiator and uPVC double glazed window to the rear.

Externally

Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the rear, which enjoys a sunny aspect, there is a large composite decked patio with artificial lawned garden beyond. Ideal for entertaining and a growing family. There is outside power and water.

Important information

The extensions to the side and the rear were completed in 2017.

Tenure

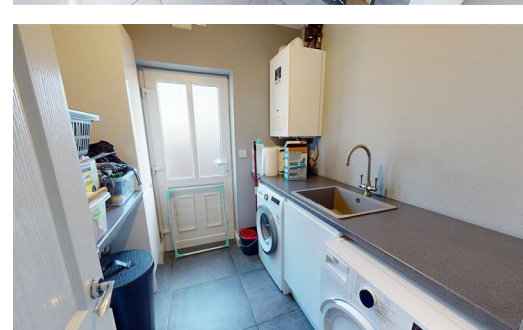
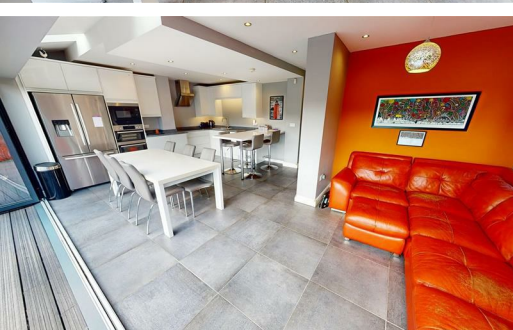
The property is freehold.

Council tax

The property is council tax band C.

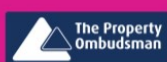
Property disclaimer

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.

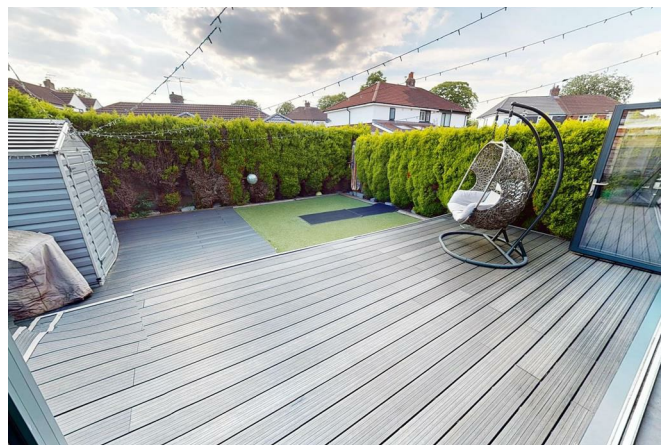


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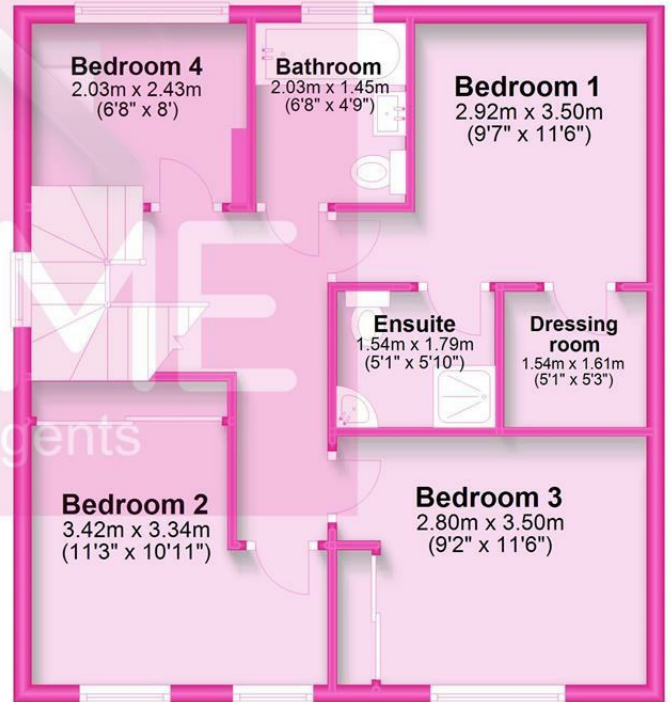
Ground Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 111.2 sq. metres (1196.8 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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