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## 9 Bosdin Road West Flixton Manchester M41 6PB

### £489,999

LARGE REAR GARDEN! HOME ESTATE AGENTS are delighted to offer for sale this impressive four bedroom extended family residence. If you are looking for space inside & out be sure to book your viewing. In brief the ground floor comprises entrance porch, welcoming hallway, bay fronted lounge, dining room, dining kitchen & downstairs WC/utility room. To the first floor there are the well proportioned bedrooms, home office & four piece bathroom. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a generous block paved driveway providing ample off road parking. The rear garden must be viewed to be appreciated! Benefiting from a large patio area, decked area, impressive lawned garden which leads to mature beds. Due to the nature of the plot, there is genuine potential for further extensions subject to obtaining the required planning consent. Ideally placed for the regarded schools & amenities. To book your viewing call the team at HOME.

- Large rear garden
- Dining kitchen
- Home office
- Popular location
- Four bedroom family residence
- Downstairs WC/utility room
- Family bathroom
- Spacious lounge & dining room
- Storage garage
- Generous driveway



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### Entrance porch

uPVC double glazed door to the front with uPVC double windows either side. Door through to the hallway.

### Hallway

uPVC double glazed door to the front with uPVC double glazed surround. Wooden effect floor and radiator. Stairs to the first floor.

### Lounge 13'0" x 10'10" (3.97m x 3.31m)

uPVC double glazed bay window to the front and radiator. Feature fireplace housing a living flame gas fire. Open through to the dining room.

### Dining room 12'9" x 10'10" (3.91m x 3.31m)

uPVC double French doors leading to the rear garden. Radiator. Open through to the dining room.

### Dining kitchen 10'7" x 17'1" (3.23m x 5.23m)

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

### Downstairs WC/utility room 9'8" x 8'6" (2.95m x 2.60m)

A two piece suite comprises low level WC and wash hand basin. Space for appliances with worktop over. Wooden effect floor and radiator. Cupboard housing the gas central heating boiler. Access to the storage garage.

### Shaped landing

Open balustrade.

### Bedroom one 17'3" x 10'7" (5.27m x 3.24m)

uPVC double glazed window to the front and radiator. A range of modern fitted wardrobes with ample hanging and shelving space. Fitted over bed storage units. Fitted dresser and drawers.

### Bedroom two 13'1" x 10'9" (4.00m x 3.28m)

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

### Bedroom three 13'2" x 10'9" (4.03m x 3.28m)

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

### Bedroom four 8'2" x 6'3" (2.50m x 1.92m)

uPVC double glazed window to the front and radiator.

### Home office 6'1" x 6'2" (1.87m x 1.90m)

uPVC double glazed window to the rear and radiator.

### Family bathroom 7'8" x 10'7" (2.34m x 3.24m)

A four piece suite comprises low level WC, vanity wash hand basin, bath and shower cubicle. Tiling to compliment, ladder radiator and uPVC double glazed window to the rear.

### Storage garage 7'3" x 10'4" (2.21m x 3.15m)

Up and over door to the front. Power and lighting. Door giving access to the downstairs WC/utility room.

### Externally

To the front of the property there is a generous block paved driveway providing ample off road parking. The rear garden must be viewed to be appreciated! Benefiting from a large patio area, decked area, impressive lawned garden which leads to mature beds. Due to the nature of the plot, there is genuine potential for further extensions subject to obtaining the required planning consent.

### Tenure

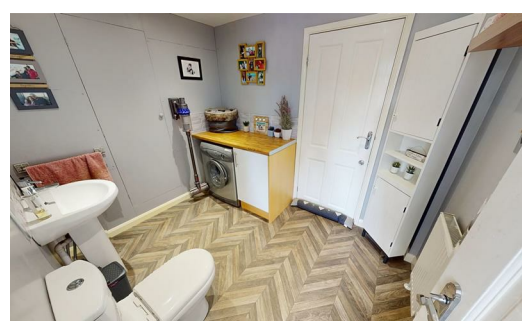
The property is leasehold with a ground of £26.00 payable annually.

### Council tax

The property is council tax band C.

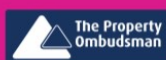
### Property disclaimer

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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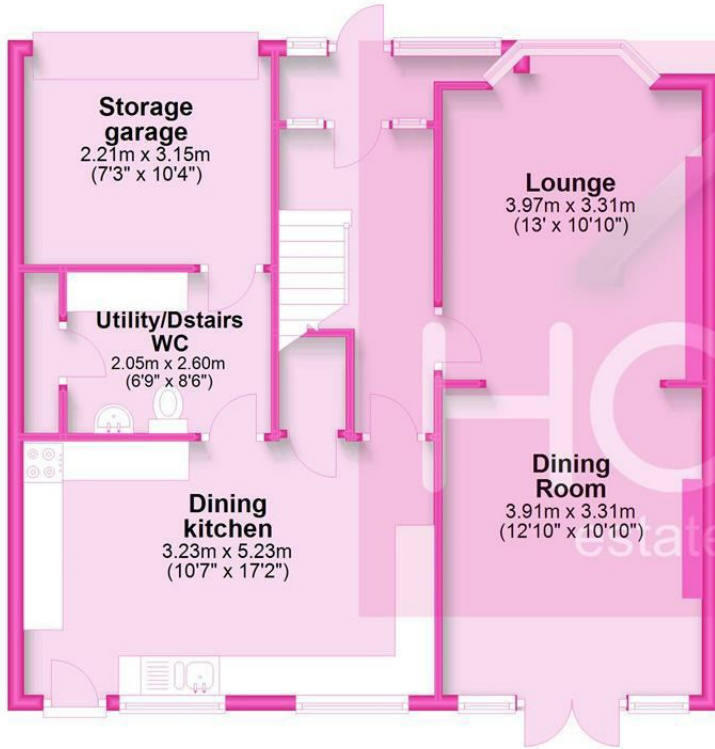
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### Ground Floor

Approx. 70.2 sq. metres (756.0 sq. feet)



### First Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



Total area: approx. 138.4 sq. metres (1489.7 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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