



86 Woodsend Road Flixton Manchester M41 8GX

Offers over £350,000

SPANNING FOUR FLOORS! HOME ESTATE AGENTS are proud to offer for sale this three bedroom bay fronted mid terrace situated in the popular area of Flixton. In brief the accommodation comprises hallway, bay fronted lounge, large dining room, fitted kitchen, rear porch, useful cellar, shaped landing, the three well proportioned bedrooms & a three piece family bathroom. There is a superb converted loft space that is currently used as an extra sleeping area although could be a home office or hobby room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a mainly lawned garden with pathway leading to the front door. To the rear there is a decked patio area with ornate garden beyond. Ideally placed for transport links, the well regarded schools & local amenities. To book your viewing call the team at HOME.

- Spanning four floors
- Large dining room
- Converted loft space
- Ideal for popular schools & amenities
- Three bedroom mid terrace
- Fitted kitchen
- Garage to the rear
- Bay fronted lounge
- Useful cellar
- A period family home



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Hallway

Door to the front and radiator. Stairs leading to the first floor and access to the cellar.

Lounge 13'1" x 12'8" (4.00m x 3.88m)

uPVC double glazed bay window to the front, original coved ceiling, picture rail and radiator. Feature period fireplace housing an ornate fire.

Dining room 11'3" x 16'4" (3.45m x 5.00m)

uPVC double glazed window to the rear and picture rail. Ornate fireplace and radiator.

Kitchen 11'2" x 7'2" (3.41m x 2.20m)

A range of fitted wall and base units with a rolled edged worktop over. Space for appliances. Incorporating a single unit sink with mixer tap. Tiled floor. uPVC double glazed window to the side.

Rear porch

Window to the rear and door giving access to the rear garden.

Cellar 11'11" x 12'8" (3.64m x 3.88m)

One main chamber and one smaller chamber. Radiator. Could potentially be converted into more living accommodation if desired.

Shaped first floor landing

Open balustrade and stairs leading to the converted loft space.

Bedroom one 10'11" x 11'10" (3.33m x 3.61m)

uPVC double glazed window to the front, picture rail and radiator.

Bedroom two 11'6" x 10'5" (3.51m x 3.19m)

uPVC double glazed window to the rear, picture rail and radiator.

Bedroom three 11'6" x 5'5" (3.51m x 1.67m)

uPVC double glazed window to the rear, picture rail and radiator.

Bathroom

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

Converted loft space 12'8" x 16'3" (3.88m x 4.96m)

uPVC double glazed windows to the rear with the dorma, wooden effect floor, Velux window and radiator.

Garage 10'9" x 19'4" (3.30m x 5.90m)

A detached brick garage with up and over door. Door giving access to the rear garden.

Externally

Externally to the front of the property there is a mainly lawned garden along with a pathway leading to the front door. To the rear there is a decked patio area with a mainly gravelled ornate garden beyond all of which is fenced for privacy.

Tenure

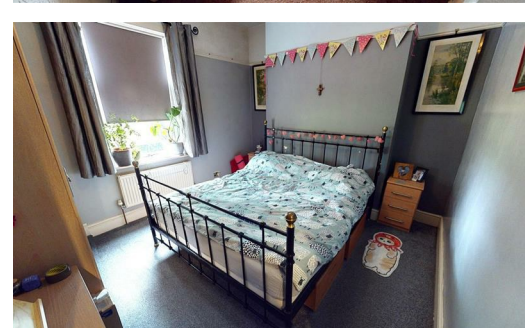
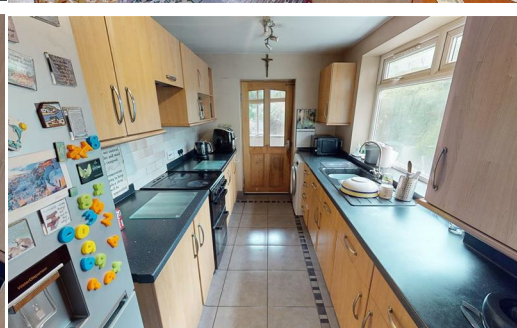
The property is freehold.

Council tax

The property is council tax band C.

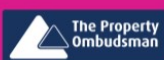
Property disclaimer

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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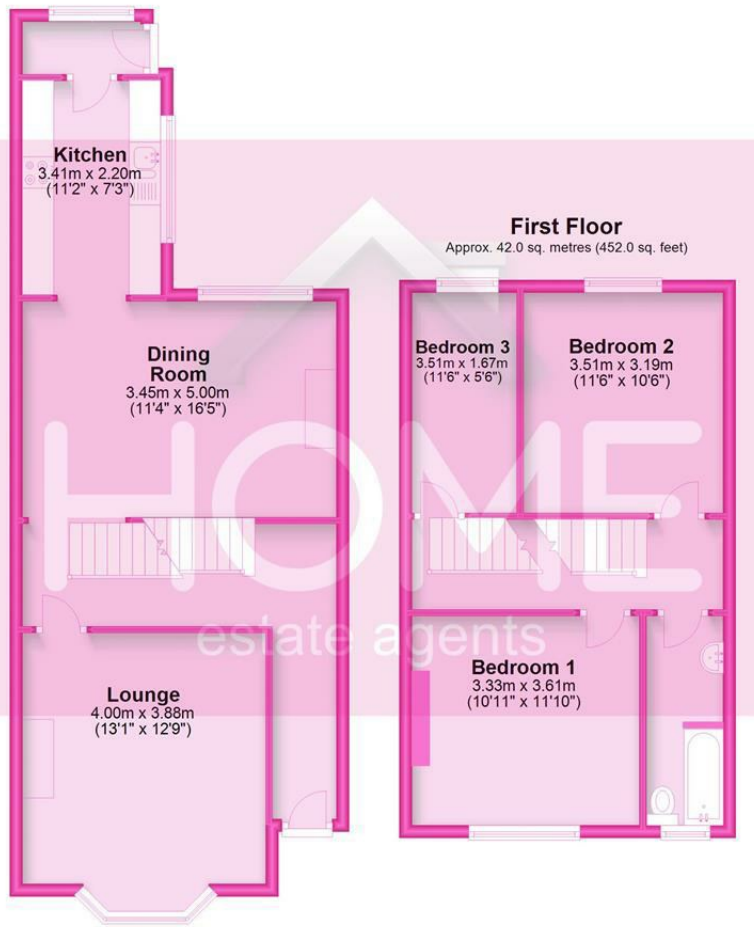
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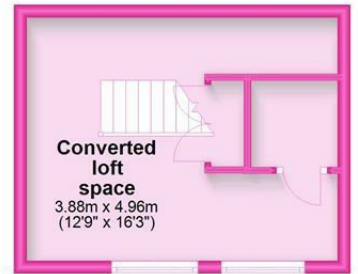
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Ground Floor
Approx. 55.0 sq. metres (591.9 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.0 sq. feet)

Second Floor
Approx. 19.2 sq. metres (207.1 sq. feet)



Basement
Approx. 27.6 sq. metres (297.2 sq. feet)



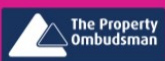
Total area: approx. 143.8 sq. metres (1548.3 sq. feet)

| 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 | | | |
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