



1 Meadon Avenue Clifton Clifton M27 8SP

Offers over £178,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached property which benefits from a conservatory and not being overlooked to the rear. The property comprises from hallway, lounge, modern fitted kitchen, uPVC double glazed conservatory to the rear, shaped landing, three bedrooms and a three piece fitted bathroom suite. The property is gas central heated and double glazed. To the front of the property there is a paved driveway & garden whilst to the rear there is a raised decked area which leads to a laid to lawn garden. Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge
- Shaped landing
- Good size garden to rear
- Three bedroom semi detached
- Modern fitted kitchen
- Modern fitted bathroom
- Hallway
- Conservatory
- Off road parking

Hallway

UPVC front entrance door, UPVC double glazed window, wood effect flooring, alarm system, smoke alarm, stairs to the first floor with under stair storage and doors to reception room one and the kitchen.

Lounge 18'5 x 11'9 (5.61m x 3.58m)

Two UPVC double glazed windows, wood effect flooring, television point, contemporary gas fireplace to the chimney breast and UPVC double glazed doors to the conservatory.

Kitchen 12'6 x 10' (3.81m x 3.05m)

UPVC double glazed window, a range of white high gloss wall and base units with granite effect surfaces and complementary tiled splashbacks, stainless steel sink with drainer and mixer tap, Rangemaster oven with an extractor fan, plumbing for washing machine and dishwasher, space for an American style fridge freezer, slate effect vinyl flooring, spotlights to the ceiling and UPVC double glazed French doors to the conservatory.

Conservatory

UPVC double glazed surrounding windows with a pitched polycarbonate roof, central heating radiator, wood effect flooring and UPVC French doors to the rear.

Shaped landing

Loft access.

Bedroom One 12' x 9'3 (3.66m x 2.82m)

UPVC double glazed window, central heating radiator, wood effect flooring and a television point.

Bedroom Two 9'1 x 8'5 (2.77m x 2.57m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three 8'1 x 7'6 (2.46m x 2.29m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom 6'6 x 6'4 (1.98m x 1.93m)

Three piece suite comprising: panelled bath with an electric feed over head shower, vanity elevated wash basin, low base WC unit, tiled elevations, tiled flooring, chrome heated towel rail, extractor fan and a UPVC double glazed frosted window.

Sales info

We are advised that the property is Freehold.

We are advised that the current council tax band is band A.

The current EPC rating is D.

IMPORTANT INFORMATION -

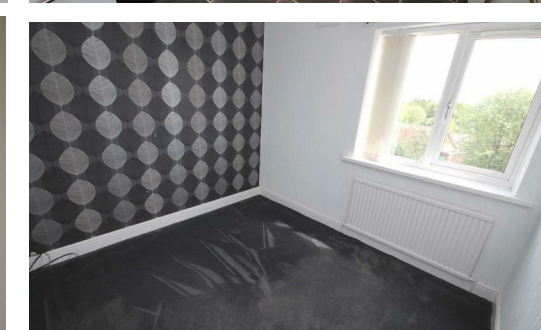
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are

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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.

Photos

Please note that the photos shown are prior to the current tenants occupation and therefore an internal viewing is required prior to making an offer.



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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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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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