



Flixton Road, Manchester, M41

£365,000

None

Tenure: Freehold, **Bedrooms:** 3

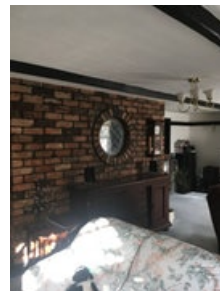
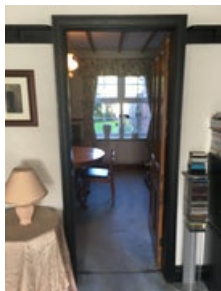
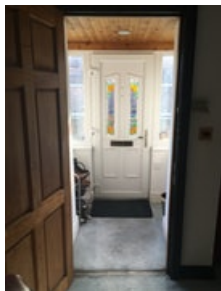
A lovely double fronted, mid terrace cottage property located in Flixton Village, close to Urmston Town Centre, which dates from circa 1800. Having rooms with beams and brickworks which are to be expected in a character property, but with the addition of spacious living acc

Key features:

- Fireplace
- Circa 1800's
- Garage
- Double fronted
- Dining room
- Three double bedrooms
- Full of original character
- Stunning location
- Great transport links.
- Excellent local schools

Extra info:

- **Property Age:** 220 years
- **Council Tax:** Band D (£1567.47 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



A lovely double fronted, mid terrace cottage property located in Flixton Village, close to Urmston Town Centre, which dates from circa 1800.

Having rooms with beams and brickworks which are to be expected in a character property, but with the addition of spacious living accommodation, which is often not the case.

Across the front of the cottage is a large sunny living room, which leads to a separate dining room, which then leads to the spacious fitted kitchen to the rear of the property.

A spindle staircase off the dining room leads to the upstairs landing off which there are three true double bedrooms and a four piece fitted family bathroom.

With the added benefits of double glazing and gas central heating, this is a very desirable property.

To the front is a lovely gated garden whilst to the rear the mostly lawned garden enjoys a sunny aspect.

Furthermore to the rear is a detached garage

The property is suitable for extending with the required consent.

Everything is on your doorstep including great transport links, local shops, parks and desirable schools and the added bonus of Media City, Manchester City Centre along with the Trafford Shopping Centre all within a few miles.

Porch Entrance – UPVC Double Glazed Windows with Contrasting UPVC Front Door. External Porch and Internal Light. Internal Wooden Door.

Lounge – 8.13m x 4.50m (26'08 x 14'9) – 2 x UPVC double glazed windows to front. Brick Mantelpiece and Fireplace with feature gas fire. Beamed Ceiling and Picture Rail. Feature brick wall with Circular Lead Glass Porthole Feature within it. Television point. 2 x Central heating radiators.

Dining Room – 4.45m x 4.14m (14'11 x 13'7) - UPVC double glazed window to rear. Central heating radiator. Television point. Brick Mantelpiece and Fireplace with gas fire, with a Pine Wood and Glass fronted Wall Dresser fitted above. Beamed Ceiling, Staircase with Spindle Balustrade to upper floor.

Kitchen – 4.22m x 2.21m (13'10 x 7'03) - UPVC double glazed door to rear. UPVC double glazed window to side and to the rear. Beamed Ceiling. A range of wall and base units. Fitted electric oven. Four ring Gas hob. Combi Boiler.

Landing - Open balustrade. Loft access.

Bedroom One – 4.52m x 4.47m (14'10 x 14'8) - UPVC double glazed window to front. Beamed Ceiling. A range of fitted wardrobes. Television point. Central heating radiator.

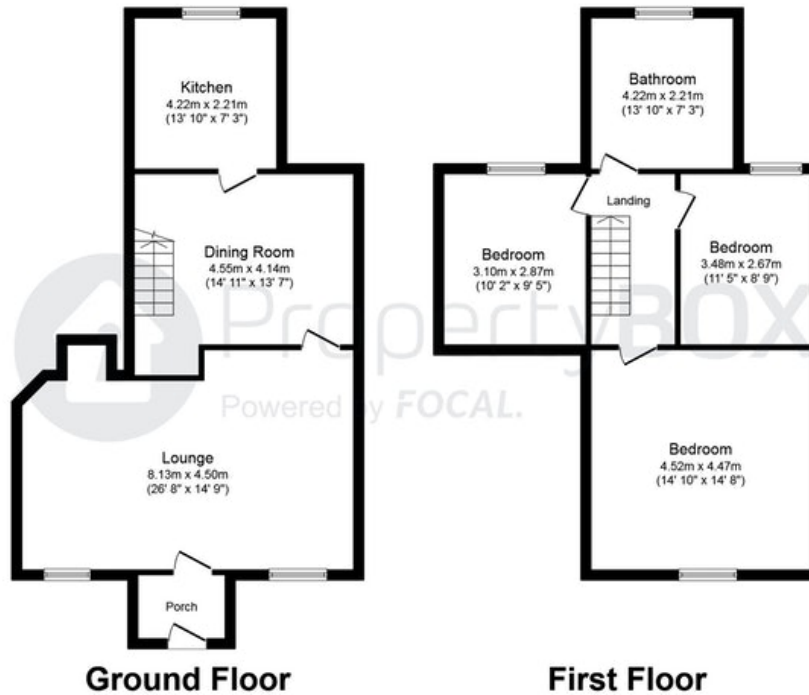
Bedroom Two - 3.48m x 2.67m (11'05 x 8'9) - UPVC double glazed window to rear. Central heating radiator.

Bedroom Three - 3.10m x 2.87m (10'2 x 9'5) - UPVC double glazed window to rear. Central heating radiator. Television point

Bathroom - 4.22m x 2.21m (13'10 x 7'3) - UPVC double glazed opaque window to rear. Low level WC. Vanity wash hand basin. Corner Bath and Separate shower cubicle. Central Heating Radiator.

Loft - Fully Insulated with Electric Light.

Floor plan:



Total floor area 115.0 sq. m. (1,238 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Performance Certificate:

Energy Performance Certificate

398, Filxton Road, Urmston, MANCHESTER, M41 6QY

Dwelling type: Mid-terrace house	Reference number: 0238-7046-7219-4016-6990
Date of assessment: 07 January 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 January 2016	Total floor area: 113 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,562
Over 3 years you could save	£ 717

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 717 over 3 years </div>
Heating	£ 1,821 over 3 years	£ 1,407 over 3 years	
Hot Water	£ 333 over 3 years	£ 234 over 3 years	
Totals	£ 2,562	£ 1,845	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #76a5af; text-align: center;">(81-91) B</td> <td style="background-color: #99cc99; text-align: center;">(69-80) C</td> <td style="background-color: #e6e600; text-align: center;">(55-68) D</td> <td style="background-color: #ffcc00; text-align: center;">(39-54) E</td> <td style="background-color: #ff6600; text-align: center;">(21-38) F</td> <td style="background-color: #cc0000; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr style="background-color: #d9e1f2;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">71</td> <td style="text-align: center; vertical-align: middle;">87</td> </tr> </tbody> </table>	(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						Current	Potential	71	87	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 345
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Low energy lighting for all fixed outlets	£55	£ 171

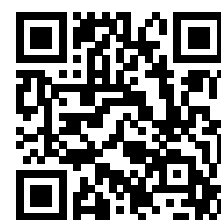
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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