



TINTERN AVENUE
FLIXTON

£330,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Tintern Avenue, Flixton, M41 6EJ

****NO CHAIN** - **OVERLOOKING FLIXTON GOLF COURSE**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented TWO BEDROOM extended semi detached bungalow located just off Church road on the ever popular Tintern Avenue in Flixton. This spacious property is conveniently situated with easy reach of Urmston town centre and it's excellent range of shops, general services, restaurants and is also positioned within walking distance of Chassen road train station and Abbotsfield park. The well presented, extended accommodation is ready to move straight into and briefly comprises; a welcoming entrance hallway, a good sized living room, an extended newly fitted kitchen complete with a host of shaker style wall and base units, two double bedrooms and a contemporary three piece tiled shower room. Sliding doors from the second bedroom lead out into the generously sized South West facing landscaped garden with flower beds housing a variety of plants, shrubs and bushes. To the front, a paved driveway provides off road parking for multiple vehicles and leads up to a detached garage with an up and over door. Rarely do bungalows of this quality come to the market overlooking the golf club and thus, we expect this property to attract interest. An internal inspection is essential to avoid disappointment.





Bungalow



Features

- Two bedrooms
- Semi detached property
- No onward chain
- Overlooking golf course
- South facing garden
- Detached garage
- Popular location
- Large driveway
- Newly fitted kitchen
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 28 years

When was the roof last replaced? Maintained but not replaced

How old is the boiler and when was it last inspected? Gas boiler installed within the last 5 years

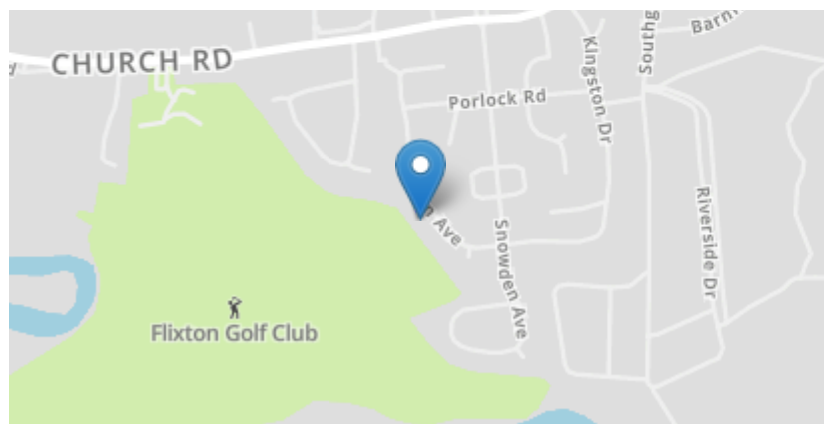
When was the property last rewired? Updated consumer unit

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Yes - kitchen - circa 1995

Reasons for sale of property? Sale of family home

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.