



BENTS AVENUE
FLIXTON

OFFERS OVER

£290,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

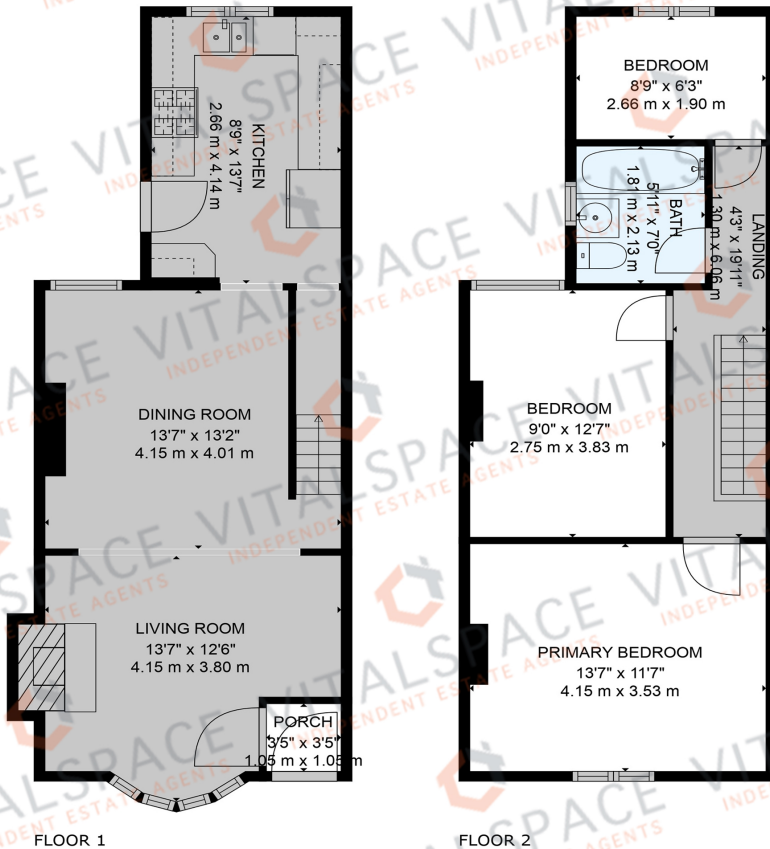


Bents Avenue, Flixton, M41 6JA

****A CHARMING AND IMMACULATELY PRESENTED PERIOD PROPERTY** - ****QUIET CUL-DE-SAC**** - VitalSpace Estate agents are delighted to offer for sale an immaculately presented THREE BEDROOM mid terrace property on the conveniently located Bents Avenue in Flixton. Updated in recent years by the current vendors this well proportioned property retains many original features and in brief the accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room opening into a spacious dining room which leads into a contemporary fitted 13ft kitchen with access out into the rear garden. To the first floor there are THREE good sized bedrooms and a modern three piece white bathroom with a shower over bath combination. The property also benefits from uPVC double glazing and a gas combination boiler. Externally to the front there is a walled enclosed low maintenance garden whilst to the rear there is a paved patio area ideal for a table and chairs during those summer months. Ideally located for Flixton Village amenities including Flixton Train Station. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents on for further information.**







Features

- Three bedrooms
- Mid terrace property
- uPVC double glazing
- Gas central heating
- Quiet Flixton location
- Modern fitted kitchen
- Ideal family home
- Cul-de-sac location
- Front and rear gardens
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2019

When was the roof last replaced? Not during purchase

How old is the boiler and when was it last inspected? Gas central heating

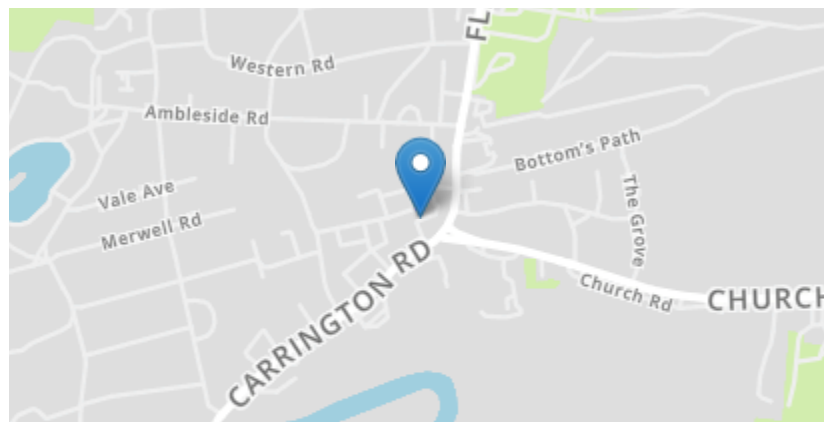
When was the property last rewired? Not since purchase

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Relocate to the country

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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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