



SHAWE HALL AVENUE  
FLIXTON

£375,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Shawe Hall Avenue, Flixton, M41 6FW

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property located on a quiet, highly desirable Flixton road. This superb family accommodation offers spacious living throughout with tremendous scope to further improve and enhance. Very rarely do houses on this road come to the market, so if your looking for a well proportioned family home with a large private rear garden, be sure to book your viewing. In brief the accommodation comprises; entrance porch, a warm and welcoming hallway, a 13ft bay fronted living room, a generously sized dining room alongside a larger than average fitted kitchen with a range of wall and base units. A useful utility room, downstairs WC and access into an integral garage completes the ground floor accommodation To the first floor, a shaped landing provides entry into three well proportioned bedrooms, a two piece tiled shower room and a separate WC. Externally, to the front of the property, a block paved driveway provides off road parking and leads up to an integral garage. To the rear, without doubt, one of the main focal points of this family home is the delightful well maintained lawned garden and paved patio area. The garden itself is packed full of plants and trees with ample space for an extension subject to obtaining any necessary planning permission. Situated just off Church Road. Shawe Hall Crescent is ideal for both St Michael's CofE Primary School which is only 0.6 miles away and Flixton Girls School which is 0.8 miles away. Contact VitalSpace Estate Agents on for further information or to arrange an internal inspection.

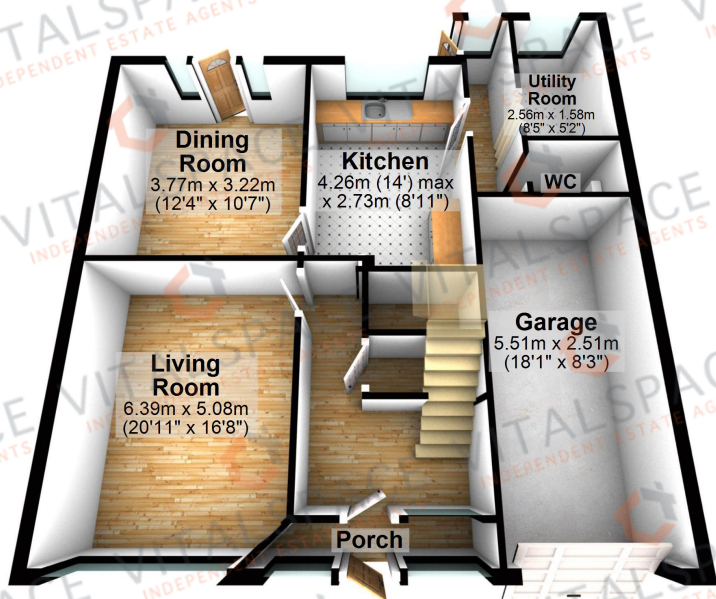








## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Quiet Flixton location
- Driveway and garage
- Large rear garden
- Utility & Downstairs WC
- Scope to update
- uPVC double glazing
- Viewing essential

## Frequently Asked Questions

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating - installed in 2022

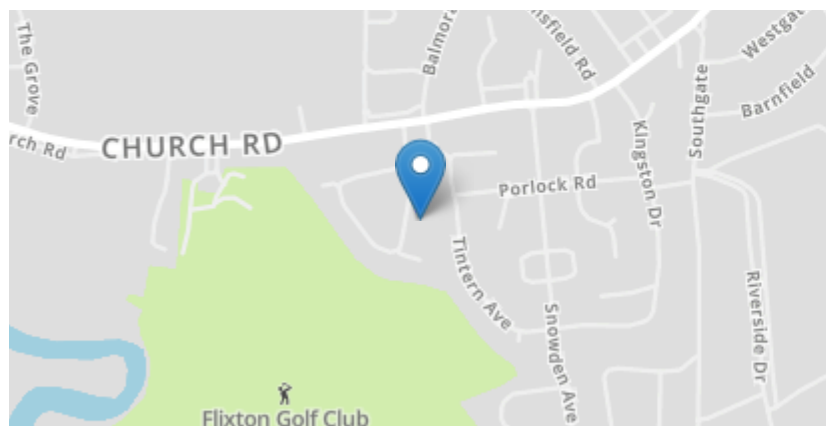
When was the property last rewired? Unknown

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Garage extension pre 1964

Reasons for sale of property? Sale of longstanding 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.



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