



BROOKLYN AVENUE
FLIXTON

£575,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

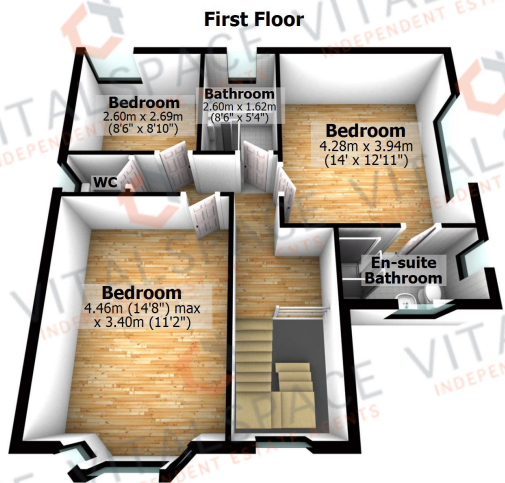
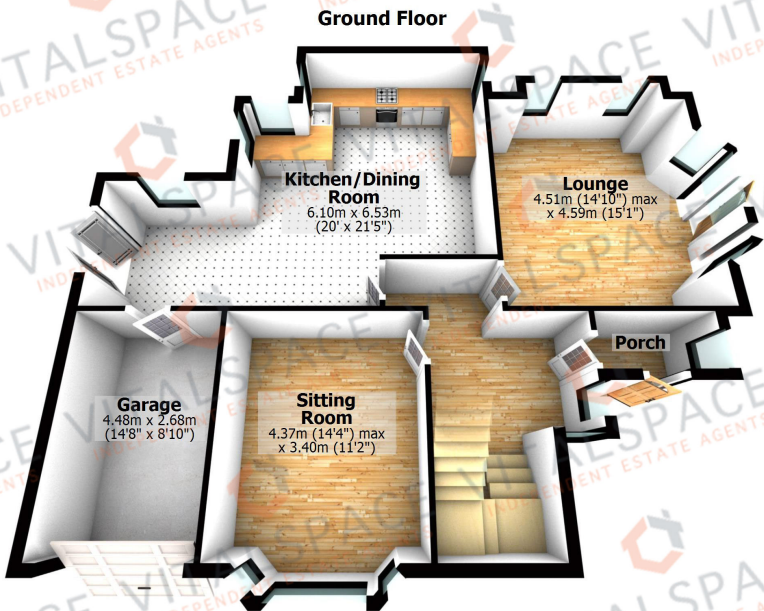


Brooklyn Avenue, Flixton, M41 6PF

****VIDEO TOUR** - ** LARGE CORNER PLOT** - VITALSPACE ESTATE AGENTS** are privileged to bring to the market this impressive, deceptively spacious **THREE BEDROOM** family residence situated in a popular area of Flixton. Occupying a large secluded gated plot within a popular residential location, we feel an early viewing is essential to appreciate what is on offer. In brief the property comprises; a porch, a warm and welcoming entrance hallway, a generously sized living room with a feature Inglenook fireplace, a well proportioned sitting room and an impressive open plan dining kitchen with double doors leading out into the garden. The kitchen itself comes complete with oak fitted wall and base units with a black granite worksurfaces and opens into a dining room area with ample space for a large dining table and chairs. A shaped landing provides entry into three well proportioned bedrooms and a three piece family bathroom with a separate WC. The master bedroom comes complete with a host of fitted bedroom furniture and is serviced by a tiled en-suite shower room. Externally to the front of the property, a wrought iron gate opens onto to a large printed concrete driveway providing ample off road parking leading to the attached garage. As mentioned, this property is situated on a large corner plot with gardens to three sides. To one side there is a paved patio area with wooden decked area with feature lighting, as well as a brick storage shed with power and lighting. To the front and the side, there is a well maintained and stocked garden benefiting from shaped lawned areas and mature plants and shrubs. Brooklyn Avenue is positioned in a highly desirable area, within walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urnston town centre is short drive away, which boasts an array of shops, bars, and restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Detached family home
- Large corner plot
- Impressive dining kitchen
- Highly desirable area
- Large driveway and garage
- Three reception rooms
- Gas central heating
- uPVC double glazing
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Unknown

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

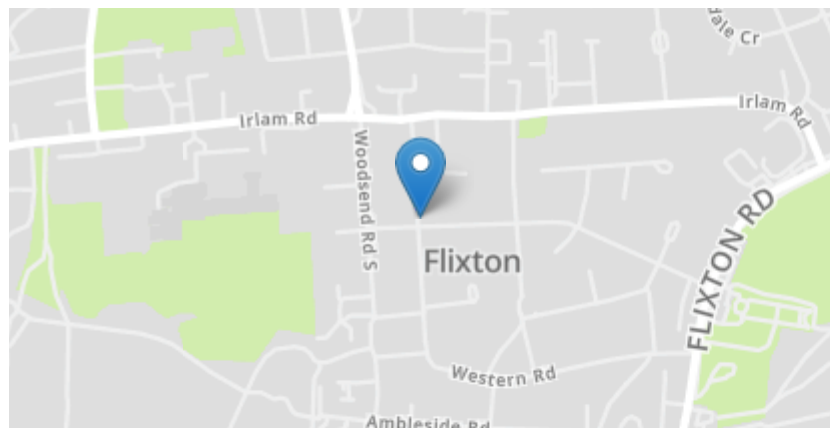
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, kitchen extension in 2007

Reasons for sale of property? Upsize

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	74
England, Scotland & Wales		EU Directive 2002/91/EC	

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