



BEST
ESTATE AGENT GUIDE
AWARDS 2024
TOP 500
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

KESWICK AVENUE
FLIXTON

£325,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

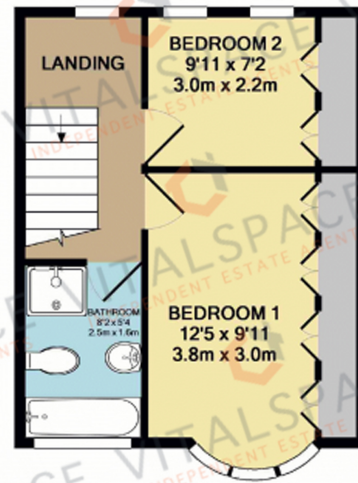
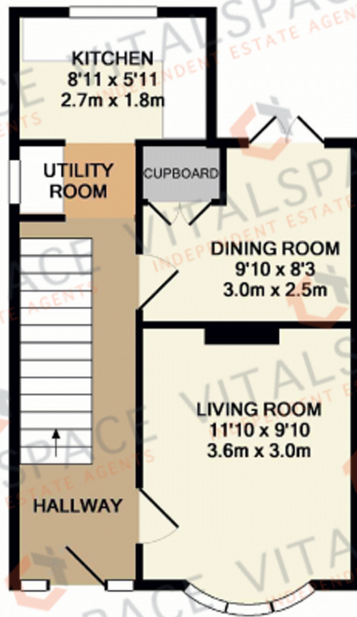


Keswick Avenue, Flixton, M41 6PW

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this beautifully presented detached home, situated in a cul-de-sac position, just off Ambleside Road. Just a short walk to Flixton Train Station, The Meadows, Flixton Village, and convenient for local schools and shops. Upgraded to a high standard, this highly desirable property comprises – a spacious entrance hallway, a bay fronted living room, a dining room with double doors opening onto out into the rear garden and a modern fitted white kitchen with separate utility area. To the first floor level, there are two bedrooms (both with fitted wardrobes) and a lovely contemporary family bathroom fitted with a four piece white suite. Externally, a gated driveway provides off road parking and give access to the attached garage. To the rear, a pleasant garden backing onto neighbouring gardens, mostly lawned with a patio/ seating area. Positioned in a wonderful tree lined location just off Ambleside Road, this property is just minutes walk from Flixton train station and a short distance from Urmston town centre with its array of independent shops and cafes. Trafford schools are some of the best in the UK and this property is within close proximity to several highly regarded schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.





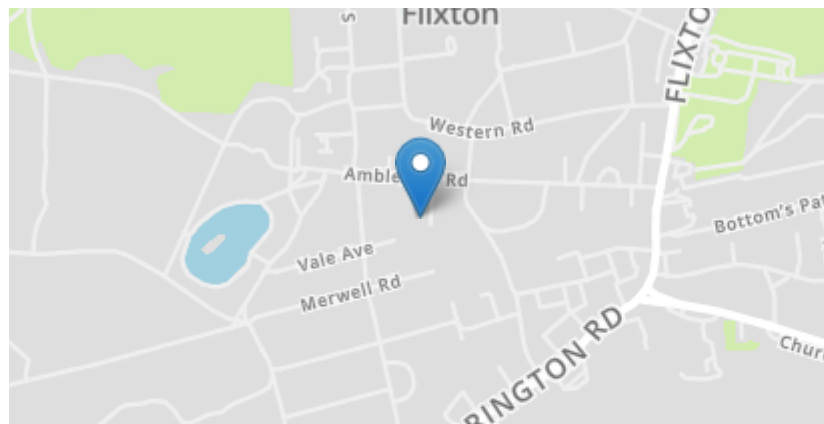


1ST FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Features

- Two bedrooms
- Detached property
- Gas central heating
- uPVC double glazing
- Quiet cul-de-sac position
- Driveway and garden
- Two reception rooms
- No onward chain
- Desirable Flixton area
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2003

When was the roof last replaced? Unknown

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

When was the property last rewired? EICR in place

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let

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.