



AWARDED FOR  
MARKETING | SERVICE | RESULTS



# ALDERMERE CRESCENT FLIXTON

OFFERS OVER

## £350,000

 3 BEDROOMS

 1 BATHROOM

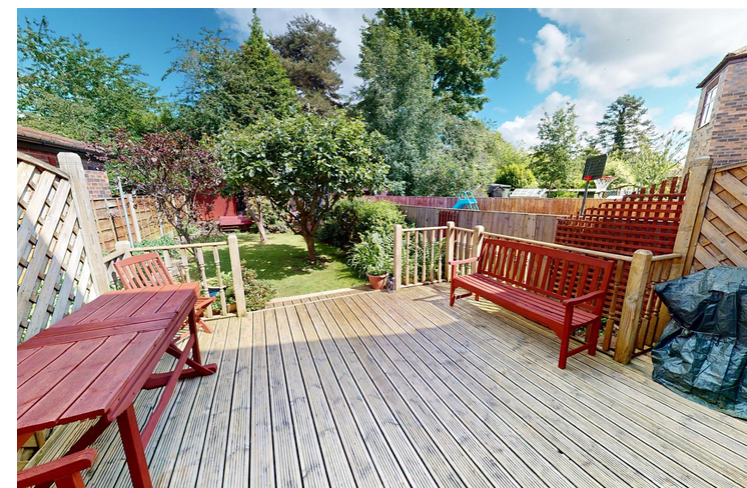
 2 RECEPTIONS

 EPC GRADE:- D



## VITALSPACE

INDEPENDENT ESTATE AGENTS



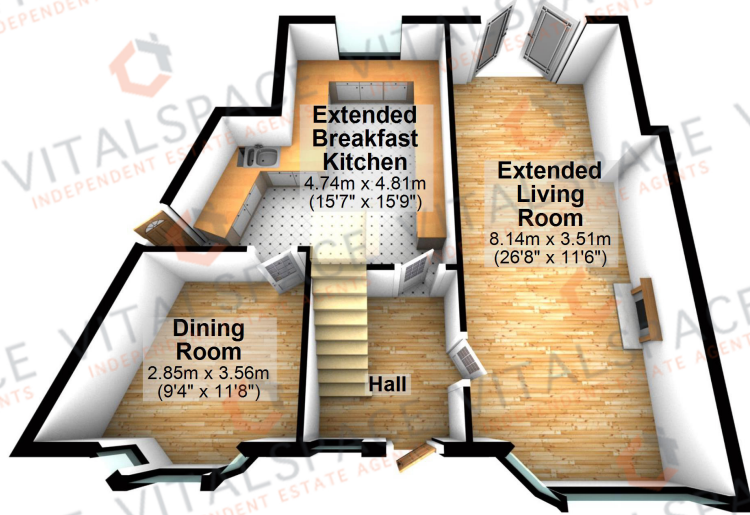
## Aldermere Crescent, Flixton, M41 8UE

**\*\*THREE DOUBLE BEDROOMS\*\*** - VITALSPACE ESTATE AGENTS are proud to offer for sale this deceptively spacious three double bedroom, extended semi detached family residence located on a popular Flixton road. Boasting a double storey extension to the rear, the attractive accommodation briefly comprises; a warm and welcoming hallway, bay fronted extended living room, a spacious breakfast kitchen and a bay fronted dining room. To the first floor, a shaped landing provides entry into three double bedrooms alongside a three piece bathroom. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front of the property there is a generous block paved driveway providing ample off road parking. To the rear there is a wooden decked patio area with mainly lawned garden and paved patio beyond. This property is situated in a convenient location between Irlam and Moorside Road close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. Presented to a high standard, we strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Ground Floor



First Floor



## Features

- Three double bedrooms
- Semi detached property
- Extended accommodation
- Gas central heating
- Popular location
- Excellent family home
- Large paved driveway
- Large breakfast kitchen
- Private rear garden
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 20 years +

When was the roof last replaced? TBC

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

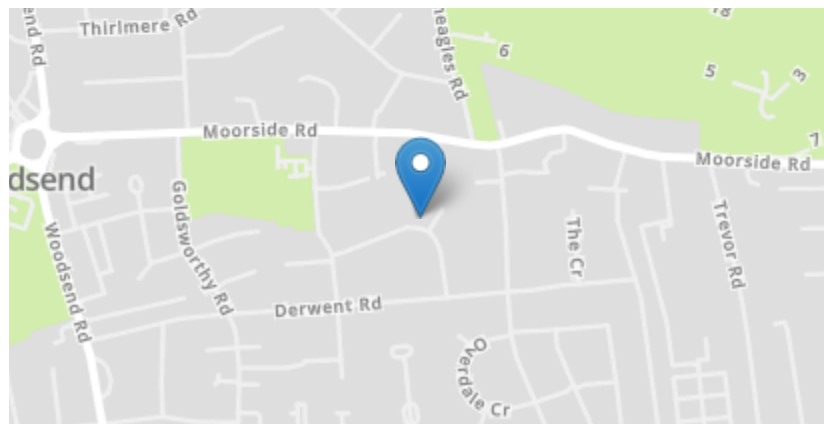
When was the property last rewired? TBC

Which way does the garden face? East facing rear garden

Tenure: Leasehold - £5.00 per annum

Reasons for sale of property? Relocate

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

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