



AWARDED FOR
MARKETING | SERVICE | RESULTS



VALE AVENUE
FLIXTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D

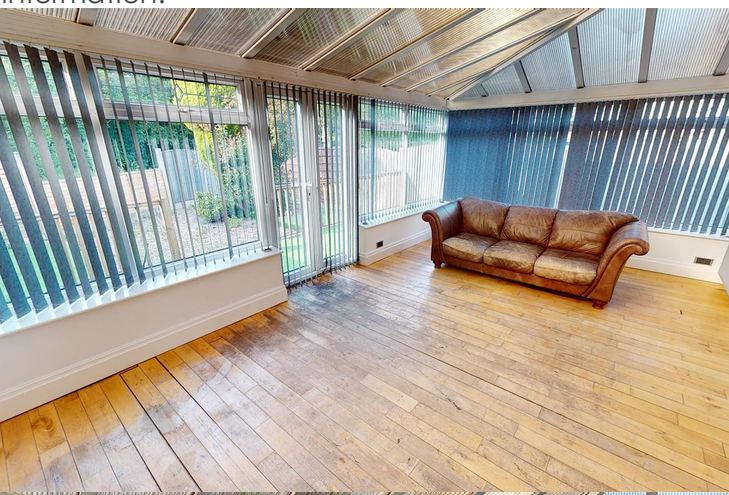


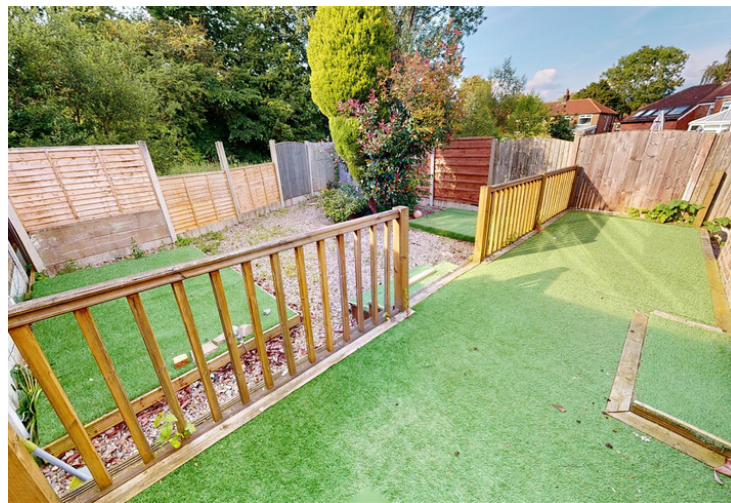
VITALSPACE
INDEPENDENT ESTATE AGENTS

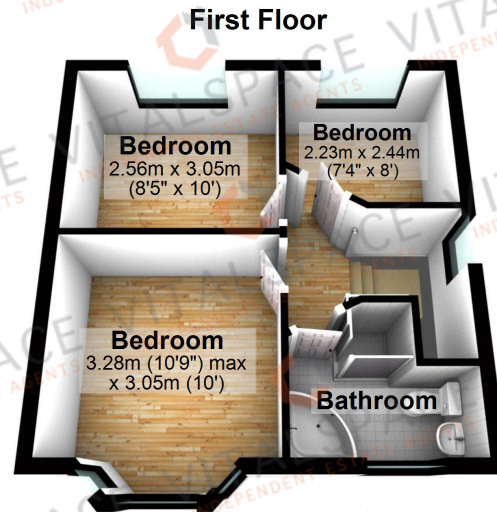
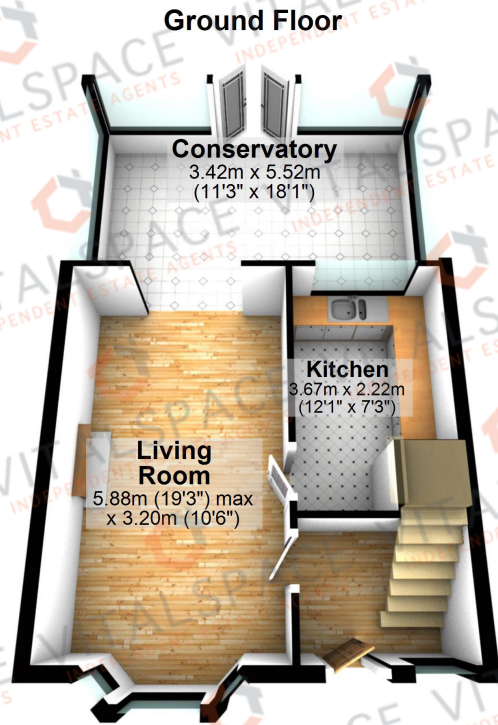


Vale Avenue, Flixton, M41 6PQ

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached family residence situated on a quiet Flixton cul de sac. In brief the accommodation comprises welcoming hallway, bay fronted living room, a modern fitted kitchen and a large conservatory with double doors overlooking the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms alongside a four piece bathroom with a separate corner bath and shower cubicle. Externally to the front there is a block paved driveway providing ample off road whilst to the rear there is a decked patio with ornate garden beyond, all of which is fenced for privacy. The rear boasts not being overlooked. Further benefits of this immaculate home include gas central heating and uPVC double glazing. Just a stones throw away from the beautiful Dutton's Pond. An attractive family property requires an internal inspection to be truly appreciated. Contact VitalSpace Estate Agents for further information.







Features

- Three bedrooms
- Semi detached property
- No onward chain
- Gas central heating
- uPVC double glazing
- Quiet Flixton road
- Gated driveway
- Private rear garden
- Large uPVC conservatory
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 15 years

When was the roof last replaced? Not during ownership

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

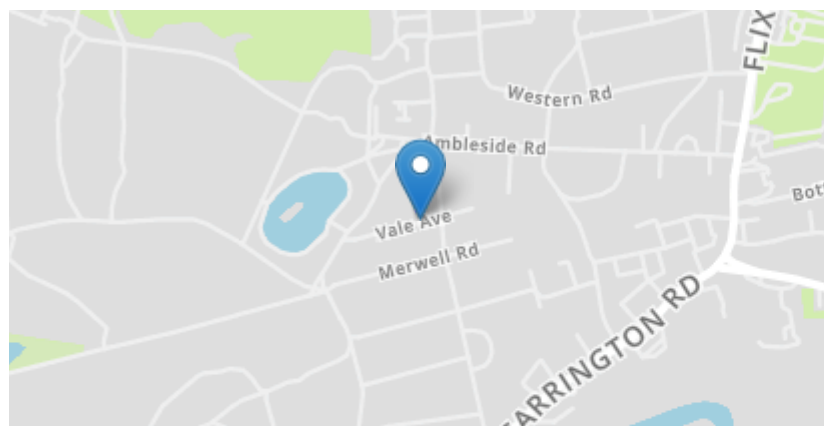
When was the property last rewired? Yes, by the previous owner in 2005

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, conservatory in 2005

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.



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	56	
(21-38)	F		
(1-20)	G		74
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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