



HIGHBURY AVENUE
FLIXTON

£220,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Highbury Avenue, Flixton, M41 8TZ

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally spacious TWO DOUBLE BEDROOM first floor apartment located within this extremely popular residential development on Highbury Avenue in Flixton. The property benefits from its own entrance, communal gardens and residents parking. The apartment is approximately 750 sqft in size and briefly comprises; a welcoming entrance hallway with stairs rising up to the first floor level, a generously sized spacious living room with double doors overlooking Goldsworthy Road, a modern fitted kitchen, two double bedrooms and a luxury three piece bathroom with tiled walls and floor. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. Further benefits include uPVC double glazing and gas central heating. There are highly regarded schools within close proximity including Flixton primary school and also Urmston Grammar School. For commuters, the property positioned has excellent access to the motorway network. Contact VitalSpace Estate Agents to arrange an internal inspection.





Ground Floor



First Floor



Features

- Two double bedrooms
- First floor apartment
- Gas central heating
- uPVC double glazing
- 750 sqft (70m2)
- Communal gardens and parking
- Larger than average
- Luxury fitted bathroom
- Contemporary kitchen
- Viewing recommended

Frequently Asked Questions

TENURE: Leasehold

GROUND RENT: £90.00 per annum

SERVICE CHARGE: £600 per annum

LEASE LENGTH: 966 years remaining

Reasons for sale of property? Upsize to a house

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	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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