



EDDISBURY AVENUE
FLIXTON

£430,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

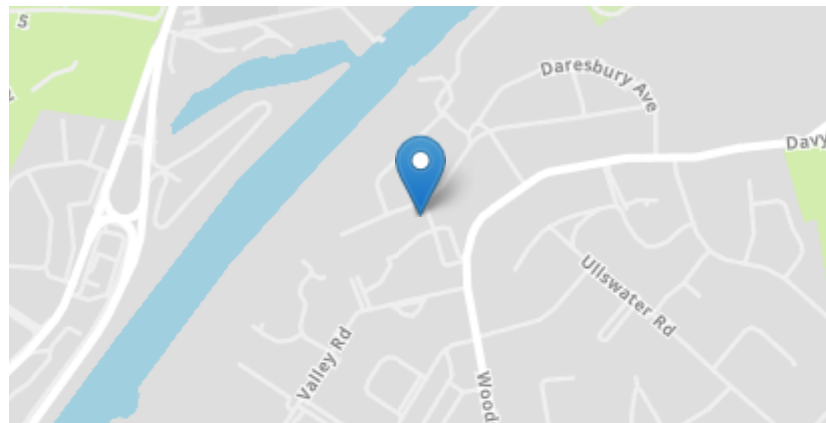
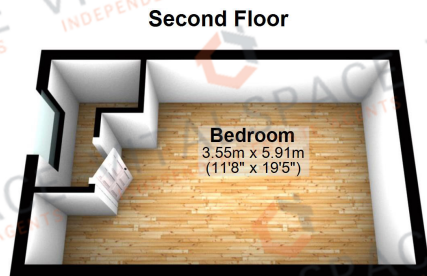
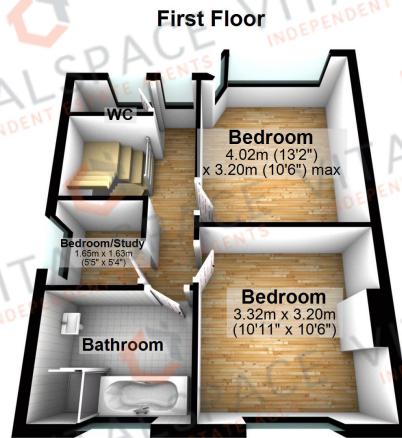
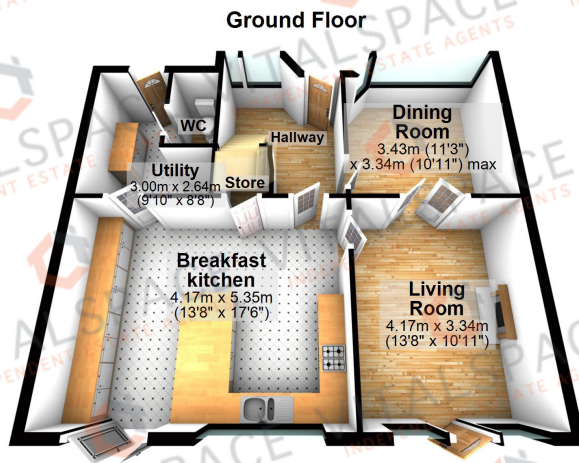


Eddisbury Avenue, Flixton, M41 8GF

****STUNNING OPEN PLAN BREAKFAST KITCHEN**** - VITALSPACE ESTATE AGENTS ESTATE AGENTS are privileged to offer for sale this immaculately presented and stylishly finished THREE / FOUR BEDROOM semi detached family home located on a quiet residential road in Flixton. Beautifully finished throughout in a modern, classy style, this property must be viewed to be appreciated. This attractive family home is situated on a peaceful cul-de-sac and is near the beautiful Millennium Nature Reserve and to the ground floor the property comprises; a warm and welcoming hallway, a generously sized bay fronted dining room, a well proportioned living room and a spacious and elegant kitchen with a central breakfast bar. A convenient utility room and downstairs WC can be accessed via the kitchen and completes the ground floor accommodation. To the first floor three of the four bedrooms are situated, alongside a three piece bathroom suite and a separate WC. A fixed staircase rises from the first floor landing into a professionally converted loft space where the remaining bedroom can be found. This extended property is warmed by a regularly serviced gas central heating, a replaced roof in 2011 and uPVC double glazed throughout. Externally, to the front of the property there is a generous paved driveway providing ample off road parking alongside mature plants and shrubs. To the rear, which enjoys a south facing sunny aspect, there is a paved patio area, generously sized allowing for alfresco dining during those summer months. The rear also boasts a pathway, along with an artificial lawn and garden beyond. This elegant home is ideally placed for the well regarded schools, amenities and transport links. Please contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







Features

- Three / Four Bedrooms
- semi detached property
- Arranged over three floors
- Extended accommodation
- No onward chain
- Open plan breakfast kitchen
- Utility and downstairs WC
- Quiet Flixton location
- Landscaped rear garden
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 1995

When was the roof last replaced? Yes 2011

How old is the boiler and when was it last inspected? Gas central heating - Worcester Boiler - serviced April 2024

When was the property last rewired? New wiring in the extension in 2013

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? Side extension 2013 / Loft converted in 2007

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.

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