



AWARDED FOR  
MARKETING | SERVICE | RESULTS



ALDERLEY ROAD  
FLIXTON

£320,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Alderley Road, Flixton, M41 5DW

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented, recently updated THREE BEDROOM semi detached period property located within walking distance of Urmston town centre. The accommodation which has been tastefully updated by our current clients and briefly comprises; a welcoming entrance hallway, a spacious bay fronted living room, a dining room which opens into a modern fitted kitchen and a downstairs WC. To the first floor there are THREE BEDROOMS and a contemporary four piece family bathroom. Externally, to the front of the property, a low maintenance walled garden can be found whilst to the rear, an enclosed low maintenance garden can be found creating an excellent space for alfresco dining during those summer months and overlooks allotments beyond. A popular location with easy access into the vibrant centre of Urmston, close to the train station and within minutes drive of major motorway links. Contact VitalSpace Estate Agents to arrange an internal inspection.









## Features

- Three Bedrooms
- Period semi detached
- Open plan dining kitchen
- Gas central heating
- uPVC Double Glazing
- Overlooking allotments
- No onward chain
- Recently updated
- Popular location
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 20 years

When was the roof last replaced? no

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

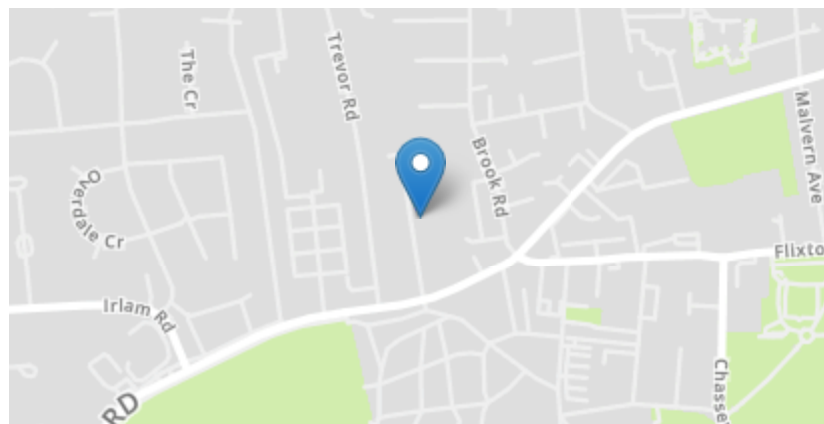
When was the property last rewired? yes - electrical report in place

Which way does the garden face? South 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 property

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>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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