



BROOKLYN AVENUE  
FLIXTON

OFFERS OVER

£435,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 BAND C



VITALSPACE  
INDEPENDENT ESTATE AGENTS



## Brooklyn Avenue, Flixton, M41 6PE

**\*\*OPEN PLAN DINING KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this stunning, significantly extended FOUR BEDROOM semi detached family home situated on an extremely popular tree lined road in Flixton. Presented to the highest of standards and professionally decorated throughout, the attractive accommodation briefly comprises; a warm and welcoming entrance hallway with a built in seating area and a shoe storage cupboard, a good sized bay fronted living room with a feature cast iron fireplace, a useful sitting room ideal for use as a study or second reception room, an impressive breakfast kitchen fitted with a comprehensive range of wall and base units with that all important central island with space for seating. The kitchen area itself opens into a dining room with a log burning fire and double doors opening out into the rear garden. A utility room can also be found on the ground floor level accessed via the kitchen. To the first floor, a shaped landing provides entry into four generously sized bedrooms, three of which are doubles and a generous single. These are served by a contemporary family bathroom and a separate tiled shower room. Externally this property is positioned on a corner plot and approached via a tegula block paved driveway providing off road parking for multiple vehicles alongside a shaped lawned garden housing a variety of plants and shrubs. To the rear, a delightful rear garden can be found with a raised decked area, a lawned garden and two storage sheds. Further benefits of this highly desirable home include external electrical charging point for electrical cars, a newly installed gas combination boiler, plantation shutters, Sharps fitted wardrobe and drawers and stylish column radiators. Positioned in a highly desirable area, walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





### Ground Floor



### First Floor



## Features

- Four bedrooms
- Semi detached property
- Significantly extended
- Open plan dining kitchen
- Three reception rooms
- Utility room
- Enclosed rear garden
- Luxury fittings
- Newly installed gas boiler
- Viewing recommended

## Frequently Asked Questions

When was the roof last replaced?

How old is the boiler and when was it last inspected? Gas central heating. New boiler 12/07/21

When was the property last rewired? Unknown

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, side extension in 2009

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



### Energy Efficiency Rating

| Very energy efficient - lower running costs | Current                 | Potential |
|---|-------------------------|-----------|
| (92 to 100) <b>A</b>                        |                         |           |
| (81 to 91) <b>B</b>                         |                         |           |
| (69 to 80) <b>C</b>                         |                         | 79        |
| (55 to 68) <b>D</b>                         | 60                      |           |
| (39 to 54) <b>E</b>                         |                         |           |
| (21 to 38) <b>F</b>                         |                         |           |
| (1 to 20) <b>G</b>                          |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Wales &amp; N.Ireland</b>       | EU Directive 2002/91/EC |           |

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