



WHITELAKE AVENUE  
FLIXTON

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



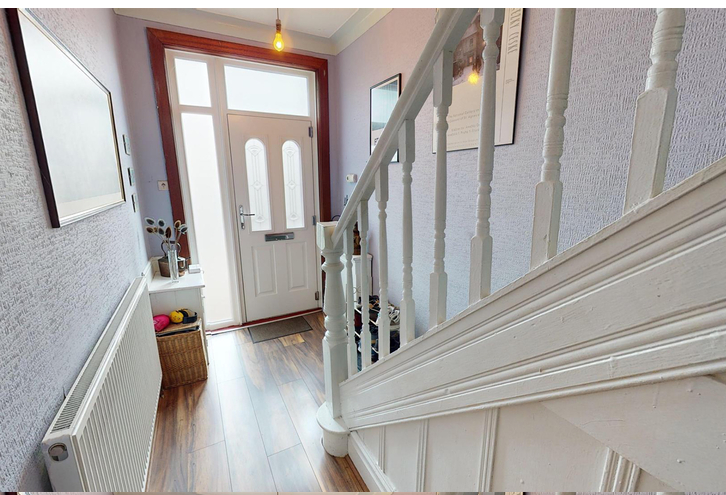
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Whitelake Avenue, Flixton, M41 5QW

VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, bay fronted period THREE BEDROOM semi detached property, situated just off Flixton Road. This highly desirable period property boasts generously size accommodation which in further detail, comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room, a well proportioned dining room with a large feature window overlooking the rear garden alongside a kitchen fitted with a comprehensive range of wall and base units with tiled splash back and space for a host of appliances including an oven and washing machine. A glass insert UPVC doors opens out from the kitchen into the rear garden, perfect during those summer months. Stairs rise from the entrance hallway to the first floor landing where a shaped landing provides entry into three large bedrooms and a three piece bathroom. Externally, a private, timber fenced garden can be found to the rear of the property, which is mainly paved, suitable for seating, ideal for alfresco dining. The rear garden is mature, packed full of flowers, plants and bushes creating a calm and tranquil space. Further benefits of this inviting period home include an updated electric consumer unit in 2024, mainly double glazed windows and is warmed by a regularly serviced gas central heating system. This enviable family residence is conveniently situated within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, schools and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents on to arrange a viewing appointment.





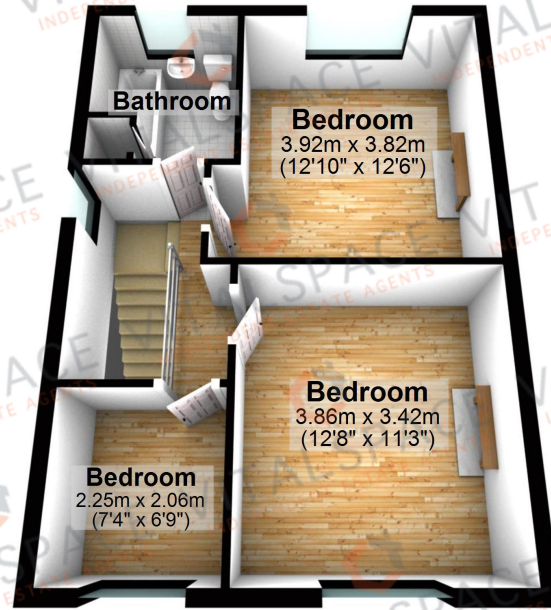




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Original period features
- Low maintenance garden
- Updated electrics
- Desirable Flixton road
- Two reception rooms
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 40 years

When was the roof last replaced? Unknown, not during ownership

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

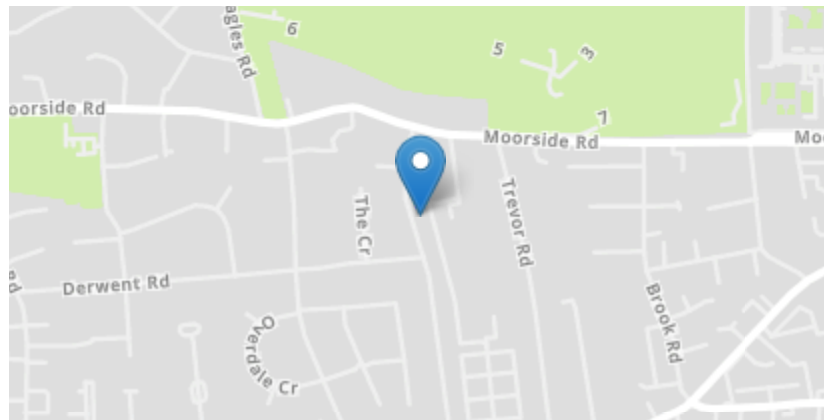
When was the property last rewired? Updated consumer unit in 2024

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Downsize

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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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