



ARUNDEL AVENUE
FLIXTON

OFFERS OVER

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Arundel Avenue, Flixton, M41 6NG

VITALSPACE ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM semi detached family home in the sought after area of Flixton. In brief, the accommodation comprises; entrance porch, a spacious lounge and modern dining-kitchen space, leading upstairs to a shaped landing with three well proportioned bedrooms and a three piece contemporary bathroom suite. The property benefits from gas central heating and has uPVC double glazed windows throughout. Externally, there is a paved driveway with ample space for parking at the front of the property, which leads to an integral garage. To the rear there is a generously sized garden, mainly laid to lawn, with a paved patio area providing ample space for outdoor dining during those summer months. This property provides convenience for commuters, access to highly regarded schools and close proximity to local shopping facilities. To book your viewing call the team at VITALSPACE ESTATE AGENTS.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Open plan dining kitchen
- Luxury tiled bathroom
- Mature rear garden
- Garage and driveway
- Deceptively spacious
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 9 years

When was the roof last replaced? Not during ownership

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

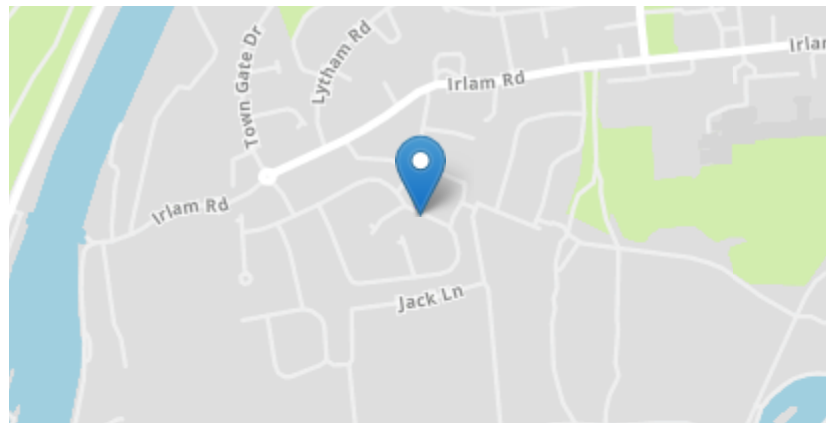
When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

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

Reasons for sale of property? Relocating

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		87
(69-80)	C		
(55-68)	D	66	
(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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