



BRADWELL WALK  
FLIXTON

£235,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Bradwell Walk, Flixton, M41 8RX

**\*\*STUNNING CONDITION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this significantly enhanced TWO BEDROOM mid townhouse property located in a desirable area of Flixton ideal for local amenities, highly regarded schooling and transport link. The attractive accommodation and been updated in recent years by our client and briefly comprises; a entrance hallway, a modern fitted dining kitchen complete with a comprehensive range of contrasting handleless soft close wall and base units, a slimline dishwasher and an induction hob. A spacious living room can also be found on the ground floor level with double doors opening out into an enclosed south facing garden. To the first floor there are two well proportioned bedrooms and a luxury tiled three piece bathroom. Externally to the front of the property, there is a lawned garden and a pathway leading to the front door. To the southerly facing rear, a paved patio can be found ideal for a table and chairs during those summer months and leads into a shaped enclosed lawned garden which benefits from not being overlooked. Further benefits include re-plastering throughout, tempered glass touch light switches, gas central heating and uPVC double glazing. An ideal first purchase or buy to let investment. An internal inspection comes highly recommend. Contact VitalSpace Estate Agents for further information.

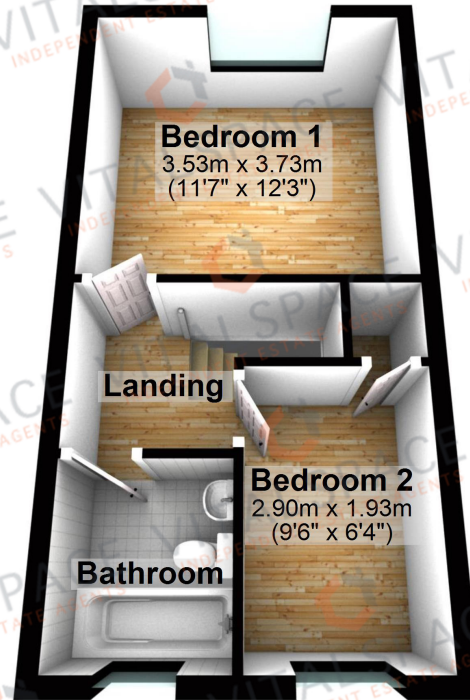




## Ground Floor



## First Floor



## Features

- Two bedrooms
- Mid townhouse property
- Gas central heating
- uPVC Double Glazing
- Ideal First Time Purchase
- South facing garden
- Significantly updated
- Luxury tiled bathroom
- Handleless kitchen
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2018

How old is the boiler and when was it last inspected?  
Ideal boiler installed in 2014

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? N/A

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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</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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