



BENTS AVENUE
FLIXTON

£425,000

-  4 BEDROOMS
-  3 BATHROOMS
-  1 RECEPTION
-  NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



Bents Avenue, Flixton, M41 6JA

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this stunning family detached home offering generous accommodation arranged over two floors. One of only two modern detached properties situated at the head of a quiet Flixton cul-de-sac, this property occupying a delightful position with a good size garden and off road parking. The location is ideal and convenient for local schools, St Michael's CofE Primary School 0.2 miles, Wellacre Technology Academy 0.5 miles. On entering the property there is a large entrance hallway with an attractive spindle staircase, downstairs WC, a large living room, bedroom four/ study room. A fabulous 23ft dining kitchen with breakfast bar and ample space for a dining table and chairs, with double doors opening into the private rear garden. A separate fully fitted utility room can also be found on the ground floor level. To the first floor there is a magnificent master bedroom with bespoke fitted wardrobes and drawer units with a door to the en-suite shower room. Two further bedrooms and a large family bathroom with a four piece suite. Externally the rear garden is fully enclosed with a paved patio area, enjoying a sunny aspect. Contact VitalSpace Estate Agents to arrange an internal inspection.



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Predicted
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland	EU Directive 2002/91/EC