



CARRINGTON ROAD
FLIXTON

£375,000

-  3 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  BAND B



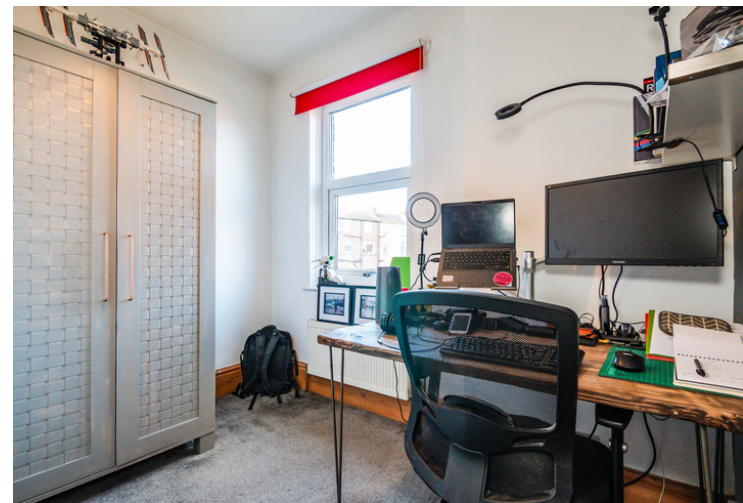
VITALSPACE
INDEPENDENT ESTATE AGENTS



Carrington Road, Flixton, M41 6HX

****USEFUL LOFT ROOM**** - ****IMPRESSIVE PERIOD FAMILY RESIDENCE**** - ****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well appointed THREE BEDROOM bay fronted end period terrace property arranged over four floors. Benefiting from a contemporary fitted kitchen and a large rear garden, we feel this property would be attractive to a wide audience. In brief, the desirable accommodation comprises; a welcoming entrance hallway with parquet wood effect vinyl tile flooring, a bay fronted living room, a good sized sitting room and a modern fitted luxury kitchen with a large central island with space for seating. To the first floor, a shaped landing provides entry into three generously sized bedrooms alongside a tastefully presented three piece family bathroom. Stairs rise from the first floor landing to a converted loft space ideal for use as a home office or music room. Access to a useful cellar can be obtained via the kitchen which is currently used as a utility room and storage area. Externally to the front of the property, there is a walled palisade with steps leading up to an elevated front door. Without doubt, one of the main attracting feature of this property is the larger than average rear garden with a raised decked seating area ideal for a table and chairs during those summer months. This property also benefits from gas central heating and is uPVC double glazed throughout. Ideally located for access to a range of highly regarded local schools, amenities and transport links including Flixton train station. An internal inspection is highly recommended. Contact VitalSpace Estate Agents to arrange an internal inspection.







Features

- Three bedrooms
- Period End Terrace
- Gas central heating
- uPVC Double Glazing
- Large enclosed garden
- Cellar and Loft room
- Modern dining kitchen
- Arranged over four floors
- Popular location
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? No

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

When was the property last rewired? Yes but unsure when

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Attic conversion pre ownership

Reasons for sale of property? Relocate

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		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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