



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

BEECHWOOD AVENUE
FLIXTON

OFFERS OVERS

£525,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



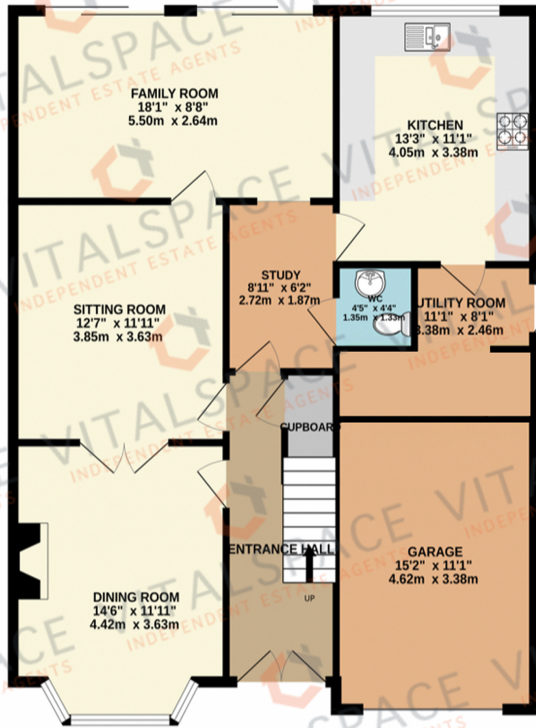
Beechwood Avenue, Flixton, M41 8UG

****QUIET CUL-DE-SAC LOCATION**** - VITALSPACE ESTATE AGENTS are delighted to offer to the sales market this fantastic EXTENDED FOUR BEDROOM, TWO BATHROOM significantly extended bay fronted semi-detached family residence. Situated at the head of a quiet residential cul-de-sac in Flixton, this property is convenient for both Davyhulme Park Golf Club and Flixton Cricket Club in the catchment of St Monica's and Flixton Primary schools. This property would be ideal for any growing family with impressive, upgraded accommodation and comprises; a warm and welcoming entrance hallway, downstairs WC, a good sized bay fronted dining room with double doors opening into a sitting room, a conveniently positioned study/home office, an impressive large breakfast kitchen and a separate utility room. A large versatile family entertaining room features a log burner and double sliding patio doors and completes the ground floor accommodation. To the first floor, a split level landing provides entry into four well proportioned bedrooms, an en-suite shower room with walk-in-wardrobes and a four piece family bathroom. Externally, to the front of the property, a gravel driveway provides off road parking for multiple vehicles and leads up to an oversized single garage. To the rear, a spacious, mainly lawned garden with a raised decked area provides a suitable space for a table and chairs during those summer months. Timber fenced boundaries, covered seating areas, well stocked borders and a paved patio can also be found in the rear garden. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space situated in an enviable cul-de-sac location. An internal inspection is highly recommended to appreciate this tastefully presented family home. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

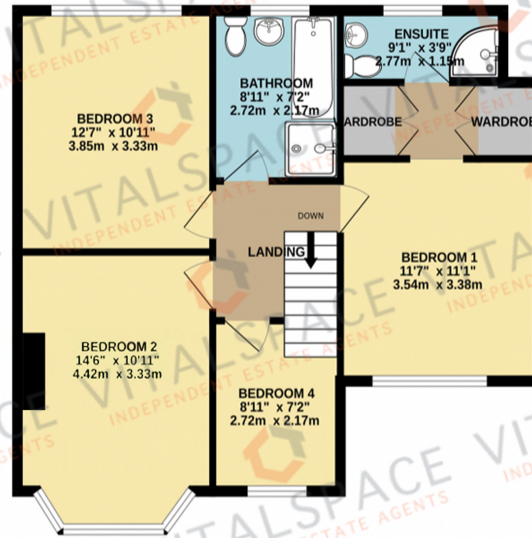




GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



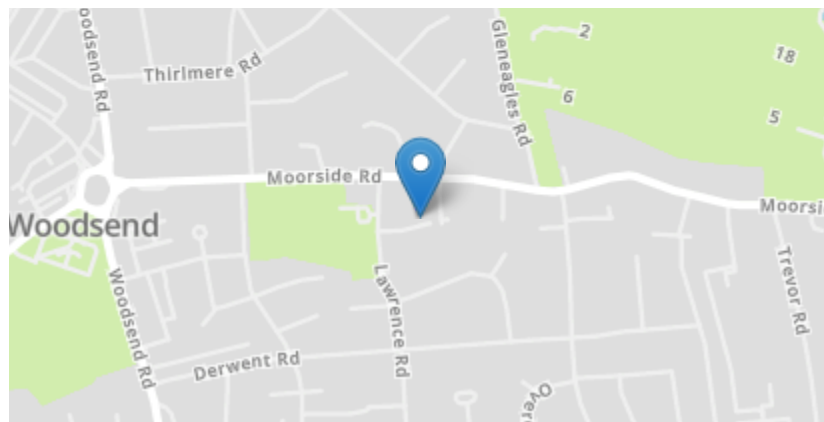
1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Quiet cul-de-sac
- 1715 Sq ft / 160 Sq M
- Garage and driveway
- Gas central heating
- uPVC double glazing
- Three reception rooms
- Viewing essential

Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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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