



ARUNDEL AVENUE  
FLIXTON

£300,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Arundel Avenue, Flixton, M41 6NG

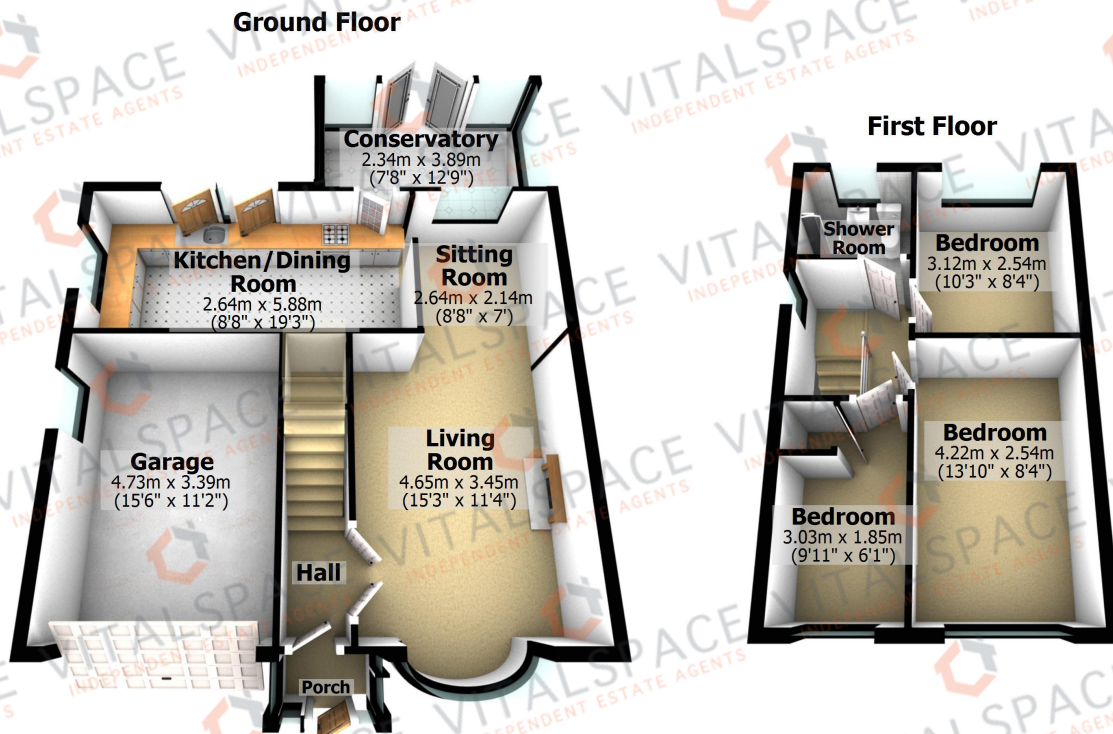
**\*\*NO ONWARD CHAIN\*\* - \*\*LARGE CORNER PLOT\*\* - VITALSPACE**  
ESTATE AGENTS are pleased to offer this perfect opportunity to purchase a superb three bedroom semi-detached family home located in a popular residential area, close to Schools, amenities, and convenient for the local bus route. Acre Hall Primary School and Wellacre Technology Academy are also within close proximity. This property is warmed by gas central heating and benefits from uPVC double glazing throughout. The significantly extended accommodation briefly comprises; uPVC porch, a warm and welcoming entrance hallway with double doors opening into a 15ft bay fronted living room leading into a sitting area alongside an extended 19ft dining kitchen. The kitchen itself comes complete with a host of wall and base units with contrasting worksurfaces with ample space for a selection of kitchen appliances. A uPVC double glazed conservatory can be accessed via the dining kitchen and completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary white family shower room. Externally to the front of the property, a paved driveway can be found and leads up to an attached integral brick built garage. To the rear, an enclosed garden can be found with a shaped lawned area surround by a variety of mature plants and bushes providing a secluded space, ideal for alfresco dining during those summer months. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer. Contact VitalSpace Estate Agents for further information or to arrange a viewing appointment.











## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Extended accommodation
- Large corner garden plot
- 19ft dining kitchen
- uPVC double glazing
- Quiet residential location
- Modern tiled shower room
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 50 years +

When was the roof last replaced? Unknown

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

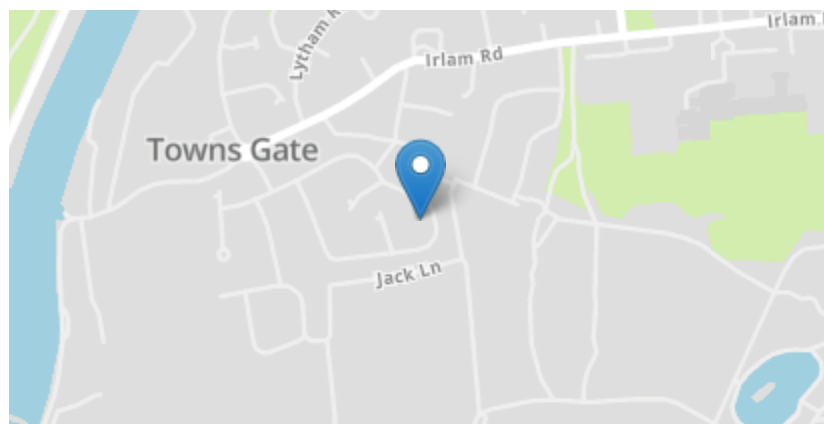
When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Kitchen during the 1980's

Reasons for sale of property? Sale of fathers property

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.



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