



LYNTON AVENUE
FLIXTON

£300,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Lynton Avenue, Flixton, M41 6WW

****EXCELLENT CONDITION** - **RECENTLY UPDATED** -**
VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM family home situated on the ever peaceful Lynton Avenue in Flixton. Situated on a large corner plot this attractive property offers impressive accommodation which comprises, a welcoming entrance hallway, a spacious living room and an 18ft modern fitted breakfast kitchen which opens into a dining area. To the first floor there are the three generously sized bedrooms and a white three piece tiled bathroom. Externally to the front of the property a driveway provides off road parking for several vehicles and leads to a detached single garage. To the side and rear, a low maintenance fenced lawned gardens can be found. This home would be perfect for first time buyers and families alike and is presented in a move in condition. Further benefits of this property include a new combination boiler installed in 2023 and a full electrical re-wire throughout in 2023. This tastefully presented home is convenient for several highly regarded schools, within easy reach of the M60 Motorway and the Trafford Centre as well as a host of popular amenities at Woodsend Circle. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information.

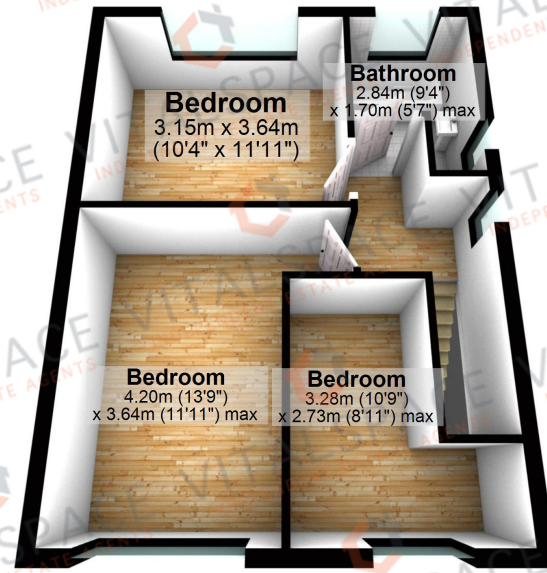




Ground Floor



First Floor



Features

- Three Bedrooms
- End terrace property
- uPVC double glazing
- Large corner plot
- Open plan dining kitchen
- Driveway and garage
- Ideal first purchase
- Immaculate condition
- Recently refurbished
- Recently updated

Frequently Asked Questions

How long have you owned the property for? 2 years

When was the roof last replaced? Unknown - not during ownership

How old is the boiler and when was it last inspected? Combi boiler - Serviced July 2023

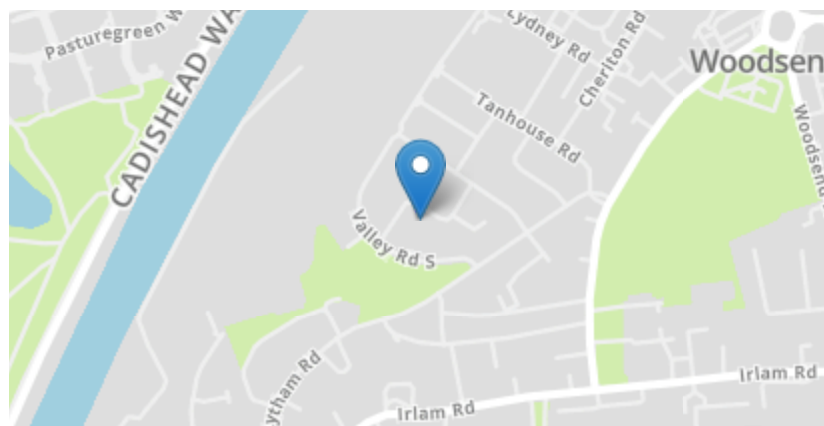
When was the property last rewired? Rewired in 2023

Which way does the garden face? North East facing

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

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
EU Directive 2002/91/EC		
England, Scotland & Wales		

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