



BROMLEY AVENUE  
FLIXTON

£360,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- TBC



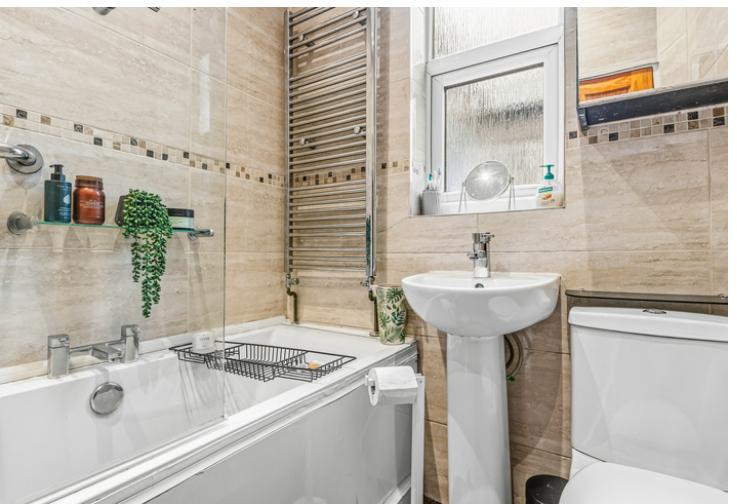
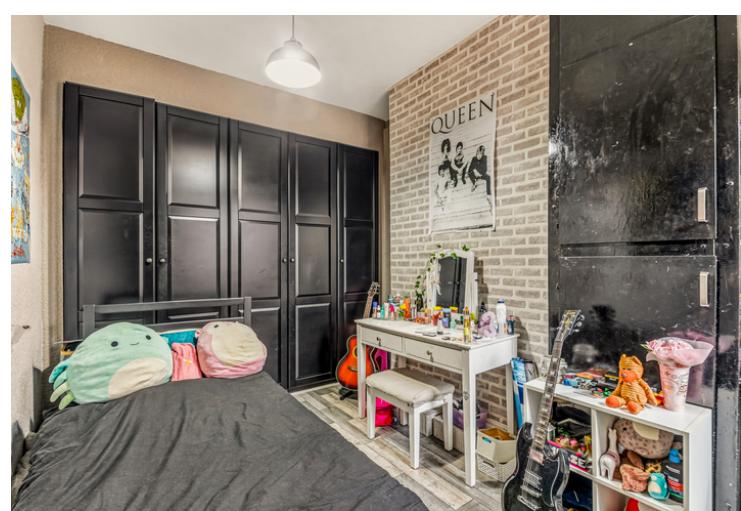
VITALSPACE  
INDEPENDENT ESTATE AGENTS

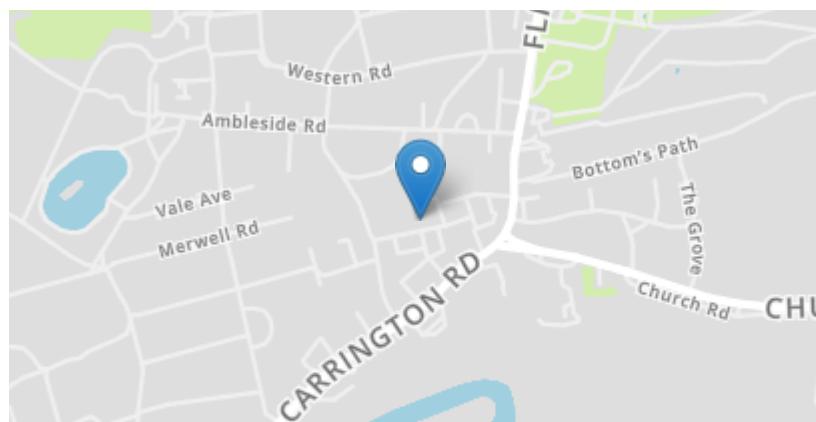


# Bromley Avenue, Flixton, M41 6HZ

**\*\*CONVERTED CELLAR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented THREE BEDROOM mid terrace period property conveniently situated in a quiet location just off Carrington Road in Flixton. Ideally situated for local schools, amenities and transport links, this period home would make an ideal first time purchase. Tucked away on a quiet cul-de-sac, the tastefully decorated accommodation briefly comprises; porch, a warm and welcoming entrance hallway, a well proportioned bay fronted living room which leads into a spacious dining room alongside a modern fitted breakfast kitchen. Stairs lead down into a converted cellar space providing additional reception space, perfect for a sitting room or home office complimented by a WC. To the first floor, a shaped landing provides entry into three good sized bedrooms alongside a modern three piece bathroom. Externally, to the front, there is a walled paved garden whilst to the rear, a well maintained fenced garden can be found which benefits from shaped lawned area's and enclosed flower bed with a seating area to the rear. Further benefits of this attractive home include uPVC double glazing, gas central heating, original features and high ceilings. As mentioned, this highly desirable period home is positioned just minutes walk from Flixton train station and a short distance from Urmston town centre with its array of independent shops and cafes. Wellacre Country Park, Jack Lane Nature Reserve and Flixton playing fields with its recently developed walled garden can all be found within close proximity as well as the extremely popular Dutton's pond, with its angling club. Trafford schools are some of the best in the UK and this property is within the catchment area for several outstanding primary schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region. For further information or to arrange an internal inspection, please contact VitalSpace.







VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- Three Bedrooms
- Mid terrace period property
- Gas central heating
- uPVC Double Glazing
- Quiet Flixton road
- Convenient location
- Arranged over three floors
- 107 Sqm / 1160 Sqft
- Converted cellars
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 14 years

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

When was the property last rewired? Kitchen re-wired in November 2017

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Cellar conversion in 2018

Reasons for sale of property? Downsize

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.



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

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