



BROMLEY AVENUE  
FLIXTON

£500,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Bromley Avenue, Flixton, M41 6HZ

**\*\*OFF ROAD PARKING\*\* - \*\*ARRANGED OVER FOUR FLOORS\*\* - VITALSPACE ESTATE AGENTS are delighted to offer for sale a well presented 2100 Sqft FOUR BEDROOM/TWO BATHROOM Victorian semi detached family home located on a secluded Flixton road. This spacious period property has been tastefully updated by the current vendors to an exceptional standard whilst retaining a wealth of charm, character and original features throughout. In brief the spacious accommodation comprises; a light and spacious entrance hallway, a generously sized bay fronted living room, a well proportioned sitting room with double doors leading out into the rear garden and a magnificent breakfast kitchen. To the first floor there are three well proportioned bedroom serviced by a recently updated four piece tiled family shower room . Stairs rise to the second floor which provides an impressive bedroom complete with a sitting area ideal for a teenager complimented by a three piece bathroom. Four cellar chambers can be found on the lower ground floor which could be converted (Subject to planning) to provide extra living space, currently used as a utility room and dry storage space by our clients. Externally, this property is approached via a paved driveway providing off road parking. To the rear, an enclosed garden can be found with a shaped lawned garden with flowerbeds and a paved patio area, ideal for alfresco dining during those summer months. Positioned on a quiet Flixton road, just off Carrington Road, 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**







## Features

- Four spacious bedrooms
- Period semi detached
- Driveway parking
- Large dining kitchen
- Useful Cellar Chambers
- Arranged over four floors
- Close to Amenities
- Secluded Flixton location
- Luxury tiled shower room
- Original period features

## Frequently Asked Questions

Tenure: Freehold

When was the roof last replaced? Yes, circa 1998

How old is the boiler and when was it last inspected? Gas combination boiler installed in December 2018 - serviced annually

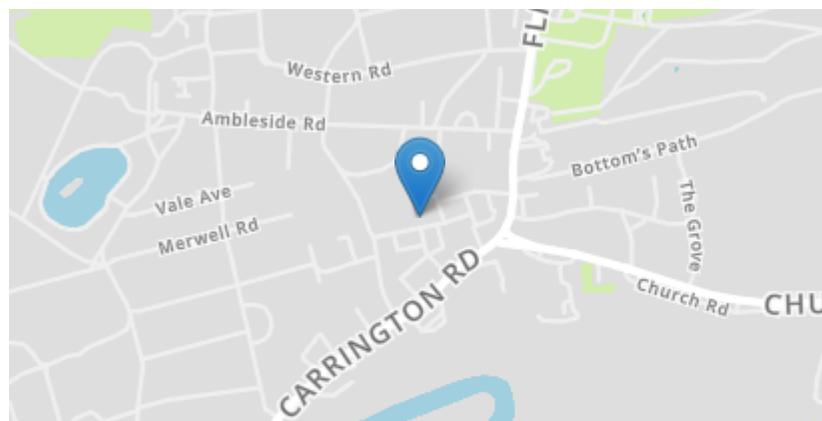
When was the property last rewired? Yes, during the 1990's

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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