



BALMORAL AVENUE  
FLIXTON

£440,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Balmoral Avenue, Flixton, M41 9DU

**\*\*LARGE PRIVATE GARDEN\*\* - \*\*QUIET CUL-DE-SAC\*\* - VITALSPACE ESTATE AGENTS** are excited to present for sale this significantly extended and beautifully maintained **THREE BEDROOM** bay fronted semi detached home, ideally located on a quiet and highly desirable cul-de-sac just off Chassen Road in Flixton. This spacious family residence is within walking distance of a wide range of amenities, including Urmston town centre, Chassen and Urmston train stations, Chassen Park and several highly regarded schools, such as Flixton Girls School, making it perfect for both families and commuters. Upon entering, you are greeted by a warm and inviting hallway leading into a bright bay fronted living room with a feature fireplace. The heart of the home is a spectacular open plan kitchen, sitting, and dining area, fitted with a traditional range of wall and base units, contrasting work surfaces, a breakfast bar, and plenty of space for family living and entertaining. Double doors open directly onto the generously sized, private South East facing garden, offering a tranquil and secluded space for outdoor living. A dining area can be found via the sitting room with ample space for a large dining table and chairs. The ground floor further benefits from a practical utility room and a convenient downstairs WC. Upstairs, a shaped landing provides access to three generously sized bedrooms, each offering plenty of natural light and a four-piece family bathroom featuring a separate bath and shower cubicle. Externally, this property is approached via a block paved driveway, providing excellent off road parking for multiple vehicles. One of the standout features of this exceptional family home is the mature and well maintained rear garden, not only private but also offering a peaceful escape from the bustle of daily life. The South East facing aspect ensures you enjoy sunshine for much of the day, making it a wonderful space for gardening enthusiasts or those looking to relax in a sun filled environment. Two patio area's are ideal for a table and chairs, allowing you to fully enjoy the garden throughout the warmer months. Additional benefits include a full electrical re-wire completed between 2004-2005, a regularly serviced central heating system and uPVC double glazing throughout. Contact VitalSpace Estate Agents today for further information or to arrange an internal inspection.

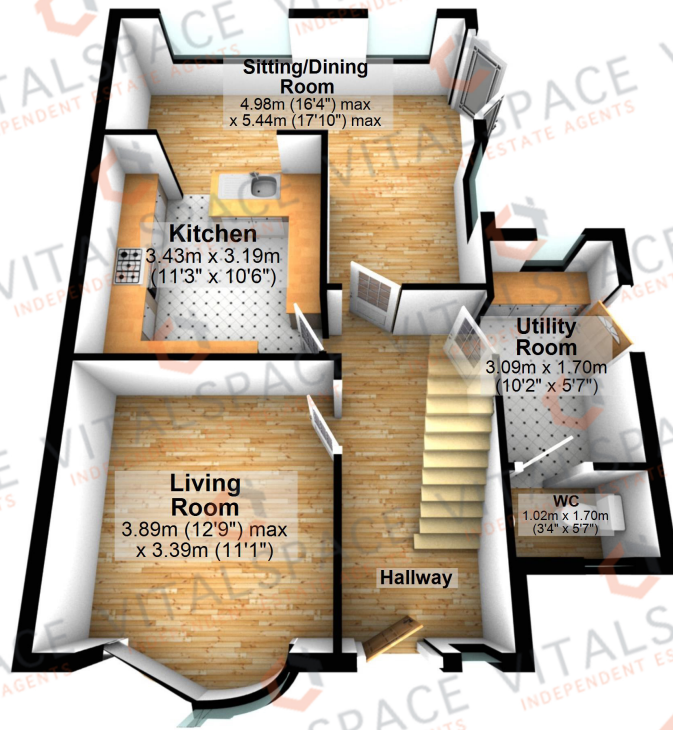




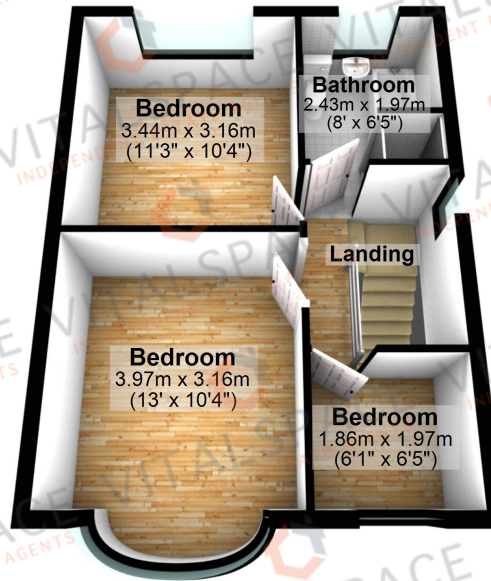




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- No onward chain
- Utility & Downstairs WC
- Impressive rear garden
- Quiet cul-de-sac location
- Three reception rooms
- Perfect family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 29 years

How old is the boiler and when was it last inspected? Gas central heating - serviced April 2025

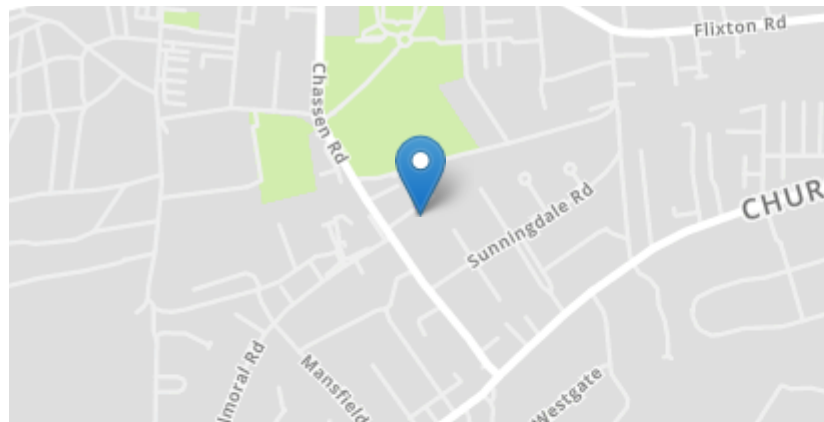
When was the property last rewired? Yes, rewired in 2004 - 2005

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? Yes, 2005 and 2013

Reasons for sale of property? Relocate to be closer to family

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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