



CARRINGTON ROAD
FLIXTON

OFFERS OVER

£335,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



Carrington Road, Flixton, M41 6HX

****A SPACIOUS VICTORIAN HOME WITH OFF ROAD PARKING** - ****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this delightful period mid terrace property offering deceptively spacious accommodation arranged over four floors. Packed full of original character and charm, this well proportioned property briefly comprises; a warm and welcoming entrance hallway, a bay fronted living room, a good sized dining room and a modern fitted kitchen. Access into two large chamber cellar can be found from the entrance hallway which provides an ideal dry storage area currently used as a utility room by our clients. To the first floor, a split level landing offers entry into a large bay fronted master bedroom alongside two further double bedrooms and a three piece tiled shower room. To the second floor, another generously proportioned double bedroom can be found. Externally, this period property is set back from Carrington Road, accessed via a tegula block paved driveway. To the rear, the larger than average enclosed garden is mainly laid to lawn with a paved area and timber fenced boundaries. Further benefits of this desirable family home include an annually serviced gas central heating system and updated electrics. This property is conveniently placed for a range of shopping facilities, highly regarded schools and transport links. An internal inspection is absolutely essential to fully appreciate all that this family residence affords. Offering scope to update, this property is offered for sale with no onward chain. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.**







Features

- Four double bedrooms
- Mid period terrace
- No onward chain
- Arranged over four floors
- Large rear garden
- Driveway parking
- Useful storage cellars
- Scope to update
- Gas central heating
- Viewing advised

Frequently Asked Questions

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

When was the roof last replaced? Last inspected in 2017

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

When was the property last rewired? New consumer unit in 2012

Which way does the garden face? North West facing rear garden

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

Reasons for sale of property? Sale of family property

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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