



BENTS AVENUE
FLIXTON

OFFERS OVER

£425,000

 4 BEDROOMS

 3 BATHROOMS

 1 RECEPTION

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS

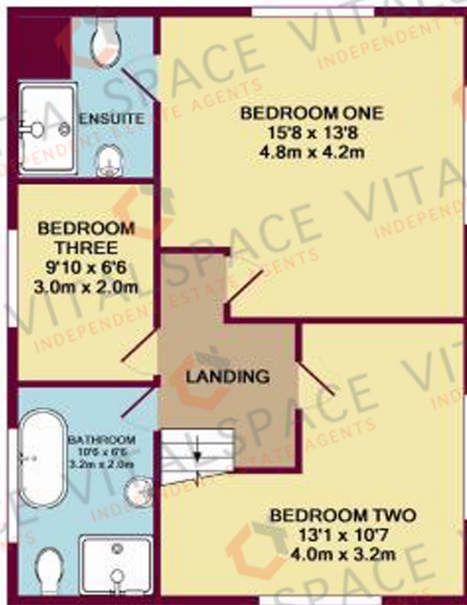
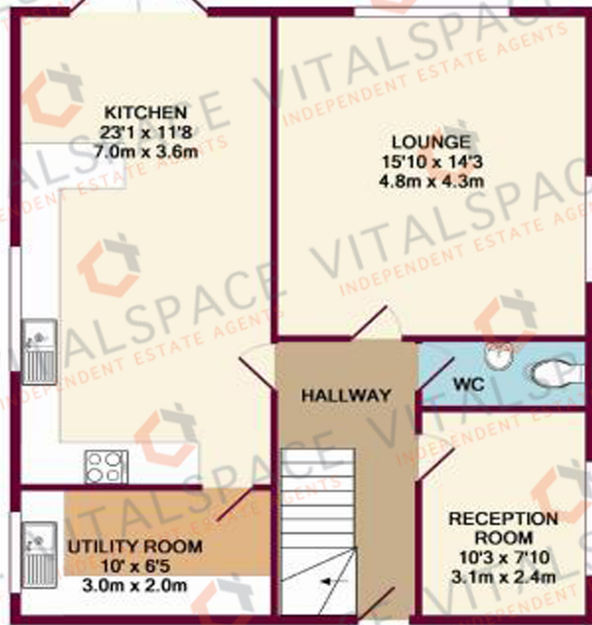


Bents Avenue, Flixton, M41 6JA

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this stunning family detached home offering generous accommodation arranged over two floors. One of only two modern detached properties situated at the head of a quiet Flixton cul-de-sac, this property occupying a delightful position with a good size garden and off road parking. The location is ideal and convenient for local schools, St Michael's CofE Primary School 0.2 miles, Wellacre Technology Academy 0.5 miles. On entering the property there is a large entrance hallway with an attractive spindle staircase, downstairs WC, a large living room, bedroom four/ study room. A fabulous 23ft dining kitchen with breakfast bar and ample space for a dining table and chairs, with double doors opening into the private rear garden. A separate fully fitted utility room can also be found on the ground floor level. To the first floor there is a magnificent master bedroom with bespoke fitted wardrobes and drawer units with a door to the en-suite shower room. Two further bedrooms and a large family bathroom with a four piece suite. Externally the rear garden is fully enclosed with a paved patio area, enjoying a sunny aspect. Contact VitalSpace Estate Agents to arrange an internal inspection.







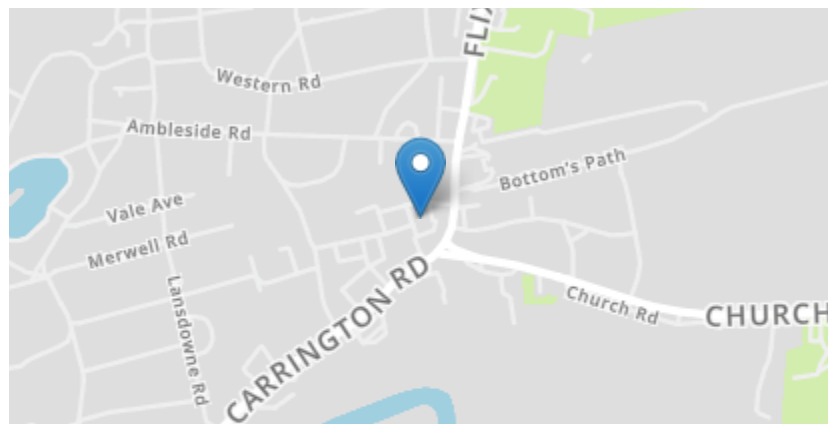
GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(70.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Features

- Three / Four bedrooms
- Modern family home
- Large living room
- Spacious dining kitchen
- Quiet Flixton cul-de-sac
- Driveway and garden
- Master bedroom/ en-suite
- No onward chain
- Gas central heating
- Viewing recommended

Frequently Asked Questions

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.