



ARUNDEL AVENUE
FLIXTON

£315,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

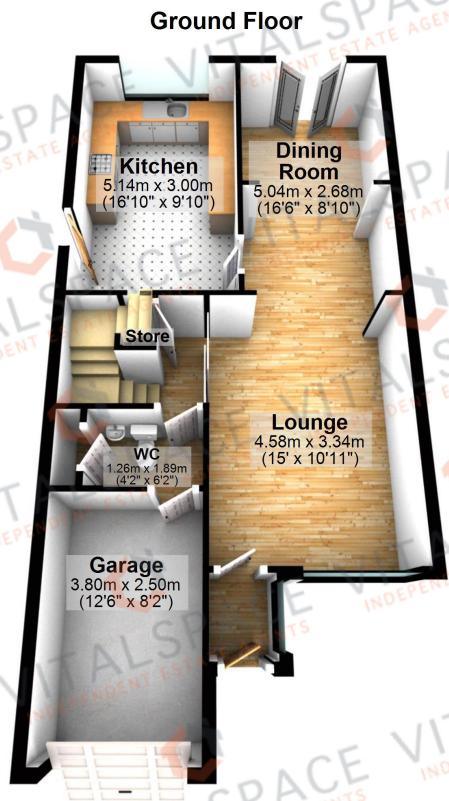


Arundel Avenue, Flixton, M41 6NQ

****LARGE REAR EXTENSION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this perfect opportunity to acquire a recently updated and significantly extended THREE BEDROOM semi-detached family home located in a popular residential area, close to Schools, amenities, and convenient for the local bus route. Acre Hall Primary School and Wellacre Technology Academy are also within close proximity. This property is warmed by gas central heating and benefits from uPVC double glazing throughout. The well proportioned accommodation briefly comprises; Entrance hallway, 15ft living room which opens into an extended dining room alongside a recently updated dining kitchen complete with a range of wall and base units. A recently installed downstairs WC and understairs cupboard can also be found on the ground floor level. To the first floor, a shaped landing provides entry into three well well proportioned bedrooms and a luxury three piece family bathroom. Externally to the front of the property, a paved driveway can be found leading up to an integral garage. To the rear, an enclosed south-east facing low maintenance recently paved patio offers an ideal space for a table and chairs during those summer months. Further benefits include internal re-plastering and newly fitted carpets. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer. Contact VitalSpace Estate Agents for further information.







Features

- Three bedrooms
- Semi detached home
- Extended accommodation
- Large dining kitchen
- Driveway and garage
- South facing rear garden
- uPVC double glazing
- Quiet Flixton road
- Viewing recommended
- Recently updated

Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? No

Tenure: Freehold

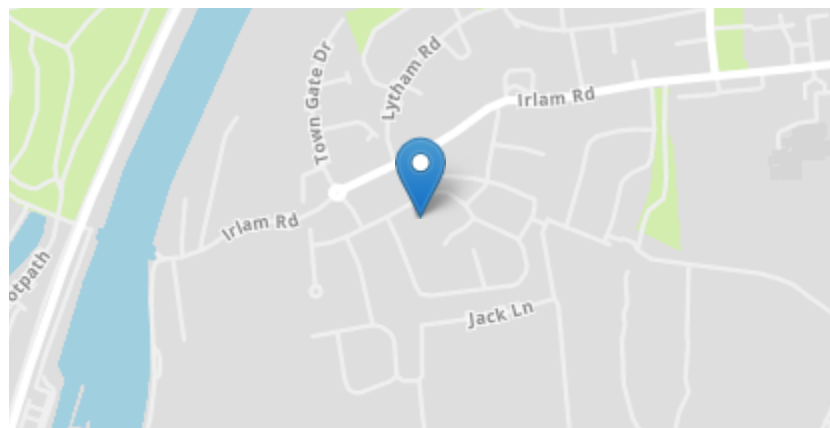
When was the property last rewired? Partially when we moved in 3 years ago

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

Are there any extensions and if so when were they built? Rear extension - Early 1980's

Reasons for sale of property? Relocate

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 | | 86 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (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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