



CRAIG AVENUE  
FLIXTON

£450,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Craig Avenue, Flixton, M41 5PT

**\*\*FOUR DOUBLE BEDROOMS\*\*** - VITALSPACE ESTATE AGENTS are proud to offer for sale this much loved FOUR DOUBLE BEDROOM, extended detached family residence located on a quiet Flixton road. If you are looking for a generous amount of space for a growing family be sure to book your viewing to fully appreciate what is on offer. In brief the ground floor comprises entrance porch, hallway, large open plan living / dining room, a fitted 'eat in' kitchen and sitting room/TV room. To the first floor there is a shaped landing which provides entry into four well proportioned bedrooms and a three piece shower room. The property is warmed by gas central heating and is fully uPVC double glazed. Externally there are gardens to three sides along with two driveways providing ample off road parking. Within the last 12 months the property has benefited from a full new roof. Situated in an excellent location, convenient for a range of amenities such as Urmston town centre and Trafford General Hospital. An internal inspection is strongly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents for further information.





## Features

- Four double bedrooms
- Detached family home
- Significantly extended
- Highly regarded location
- Driveway parking
- Well tended gardens
- Gas central heating
- uPVC double glazing
- Perfect family home
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for?

When was the roof last replaced?

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

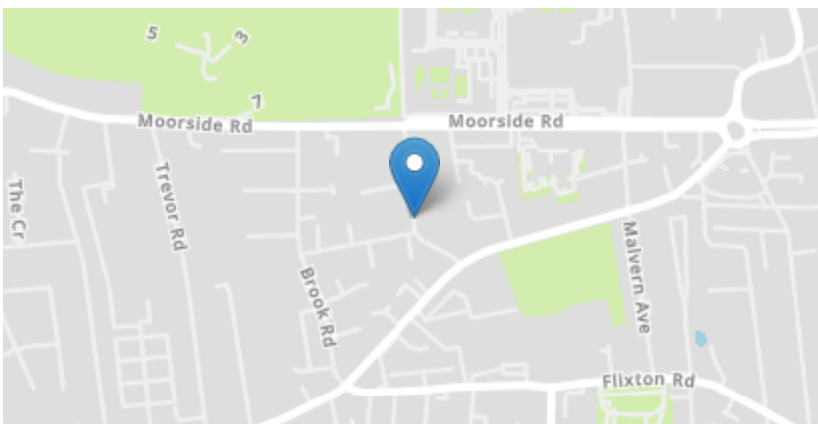
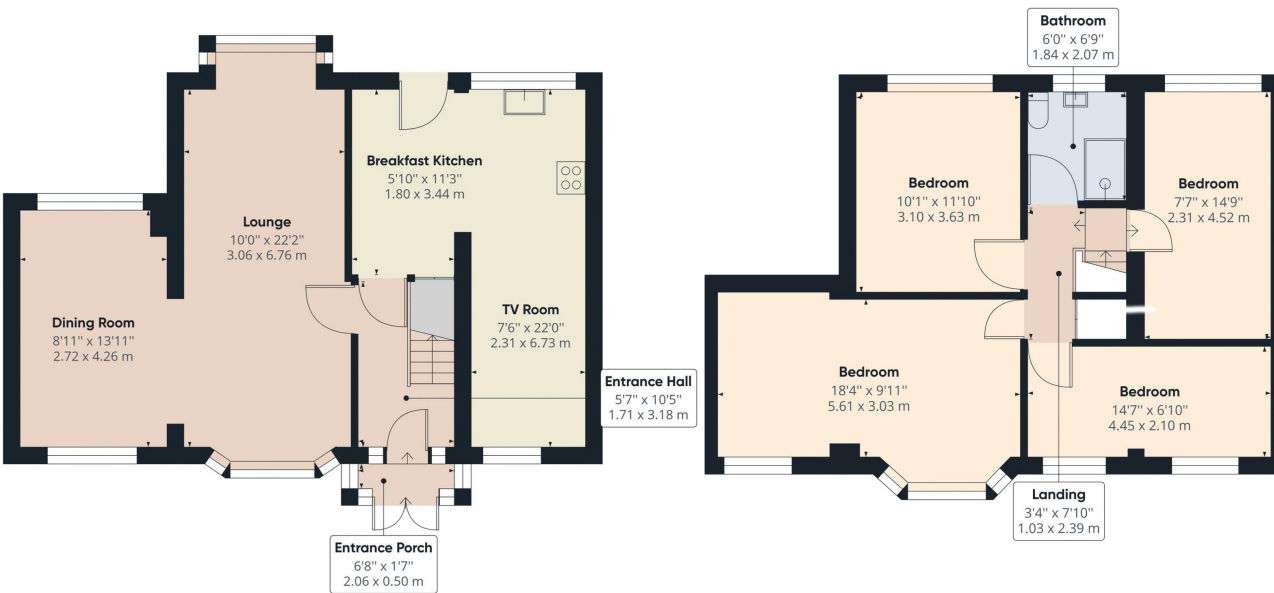
When was the property last rewired?

Which way does the garden face? facing rear garden

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

Reasons for sale of property?

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.



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>	<b>66</b>	
(39-54)	<b>E</b>		<b>79</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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