



SNOWDEN AVENUE  
FLIXTON

£325,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Snowden Avenue, Flixton, M41 6EL

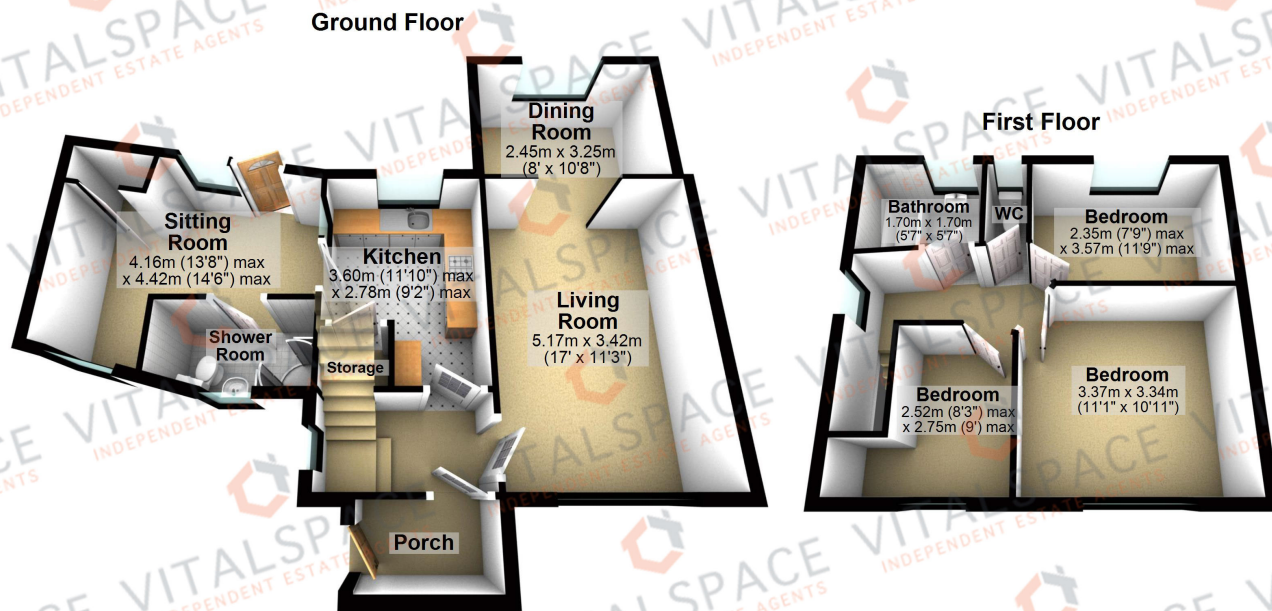
**\*\*POPULAR QUIET LOCATION\*\* - \*\*NO ONWARD CHAIN\*\* -**  
VitalSpace Estate Agents are pleased to bring to the market a desirably located and well presented THREE BEDROOM semi detached property on the ever popular Snowden Avenue in Flixton. Ideally situated for local schools, amenities and transport links and would make an ideal first time purchase. This property and been extended to provide versatile accommodation measuring approximately 935 sqft which comprises; a warm and welcoming entrance hallway, a spacious, extended living dining room alongside a modern fitted kitchen. A side ground floor extension provides versatile living suitable for either a large double bedroom or home office / study complimented by a three piece shower room. Stairs rise to the first floor level where three generously sized bedrooms can be found alongside a bathroom and separate WC. Externally, this property is positioned on a generous corner plot and benefits from excellent driveway parking facilities to the front. The remainder of the front is laid to lawn with timber fenced boundaries. To the rear there is a low maintenance part lawned, part paved garden, enclosed to all sides by timber fencing. The property is warmed by gas central heating and is uPVC double glazed throughout. Scope for buyers to update and personalise to their own requirements. An ideal first time or family home positioned in a highly sought after location. Viewings come strongly advised.











## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Extended accommodation
- Downstairs shower room
- Two reception rooms
- Highly desirable location
- Gas central heating
- Scope to update
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Inheritance in 2019

When was the roof last replaced? Unknown

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

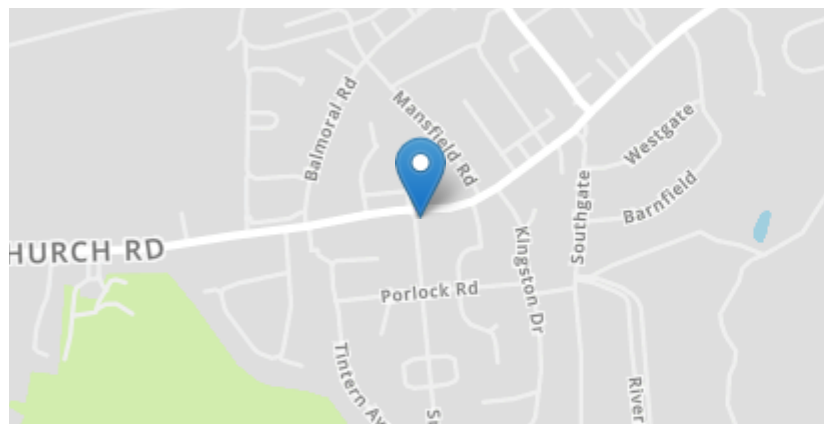
When was the property last rewired? Unknown

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

Are there any extensions and if so when were they built? Yes, side extension

Reasons for sale of property? Inheritance

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>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</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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