



ALDERMERE CRESCENT  
FLIXTON

£310,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Aldermere Crescent, Flixton, M41 8UF

**\*\*NO ONWARD CHAIN\*\* - \*\*ATTENTION INVESTORS\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superbly presented THREE BEDROOM semi detached family home situated on a quiet Flixton Road. This property is finished to a high standard throughout and is in a "Move in condition". In brief the attractive accommodation comprises, entrance hallway, through living room / dining room and a modern fitted kitchen. To the first floor there is a shaped landing, three bedrooms and modern white three piece bathroom suite. The property is warmed by gas central heating and benefits from double glazing. Externally there is a garden to the front whilst to the rear as well as driveway parking to the front of the property. This highly desirable family residence is well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of the popular Flixton Primary School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station. Currently tenanted on a fixed term tenancy until 26/11/2024 at £925 per month. Contact VitalSpace





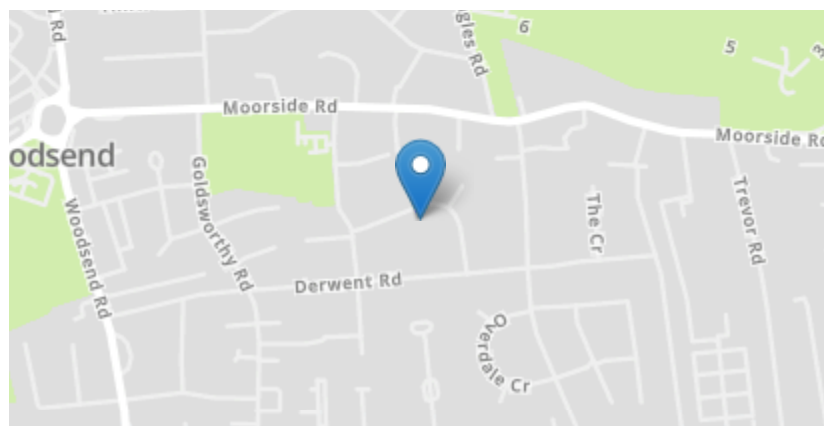




## Features

- Three Bedrooms
- Semi detached
- Modern kitchen
- Driveway parking
- No onward chain
- Quiet location
- Buy to let investment
- Viewing essential

## Frequently Asked Questions



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>85</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>62</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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