



WHITELAKE AVENUE
FLIXTON

£430,000



4 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Whitelake Avenue, Flixton, M41 5QN

****USEFUL LOFT ROOM**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious 1550 Sqft FOUR BEDROOM / THREE RECEPTION ROOM Victorian semi detached property located in a highly desirable Flixton road. With accommodation arranged over three extensive floors, this wonderful period family home certainly needs to be viewed to be truly appreciated. An internal inspection will reveal: Entrance porch opening to the impressive reception hallway with a staircase rising up to the first floor level. On the ground floor level, there are three spacious reception rooms, all benefiting from high ceilings with original period features. A modern fitted kitchen can be found to the rear of the property with access out into the garden. To the first floor are four bedrooms, three of which are double, all serviced by a family bathroom and a separate WC. A further staircase rises from the first floor landing into a useful loft space, perfect for conversion, subject to obtaining any necessary planning permission. Externally, to the front of the property, off road parking for multiple vehicles can be found in the form of an refurbished driveway with double timber gates opening into the secluded rear garden. The rear garden itself enjoys a raised decked area, large shed and artificial lawn garden, perfect for outside family living or summer entertaining. This enviable family residence is well maintained and conveniently situated within easy reach of an excellent range of shops, schools and restaurants. For commuters, the property positioned is within close proximity to the motorway network, Flixton Train Station and just 15 minutes walk into Urmston town centre. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.







Features

- Four bedrooms
- Semi detached property
- Original period features
- Three reception rooms
- Driveway parking
- 144 Sqm / 1550 Sqft
- Highly desirable location
- Arranged over three floors
- Useful loft room
- Viewing highly advised

Frequently Asked Questions

How long have you owned the property for? 25 years

When was the roof last replaced? Yes, 2014

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

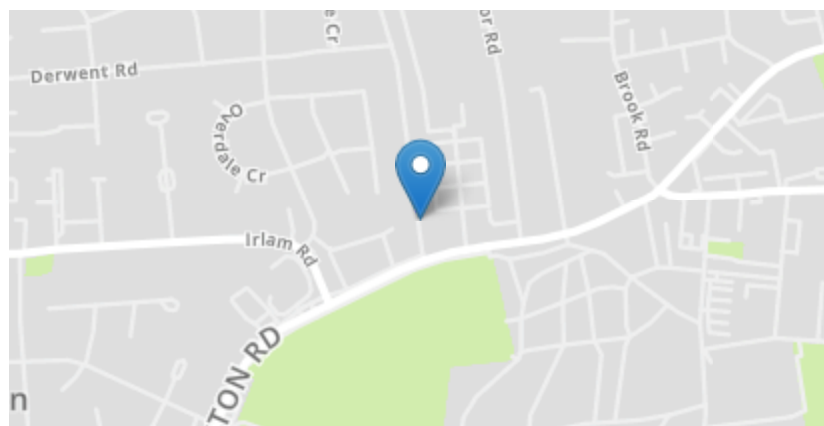
When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Downsize and relocate

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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 65 | 82 |
| EU Directive 2002/91/EC | | |
| England, Scotland & Wales | | |

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