



BEST
ESTATE AGENT GUIDE
AWARDS 2024
TOP 500
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

KESWICK AVENUE
FLIXTON

£1,250

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Keswick Avenue, Flixton, M41 6PW

PROPERTY DETAILS

****VIDEO TOUR** - **AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this beautifully presented detached home, situated in a cul-de-sac position, just off Ambleside Road. Just a short walk to Flixton Train Station, The Meadows, Flixton Village, and convenient for local schools and shops. Upgraded to a high standard, this highly desirable property comprises – a spacious entrance hallway, a bay fronted living room, a dining room with double doors opening onto out into the rear garden and a modern fitted white kitchen with separate utility area. To the first floor level, there are two bedrooms (both with fitted wardrobes) and a lovely contemporary family bathroom fitted with a four piece white suite. Externally, a gated driveway provides off road parking and give access to the attached garage. To the rear, a pleasant garden backing onto neighbouring gardens, mostly lawned with a patio/ seating area. Positioned in a wonderful tree lined location just off Ambleside Road, this property is just minutes walk from Flixton train station and a short distance from Umston town centre with its array of independent shops and cafes. Trafford schools are some of the best in the UK and this property is within close proximity to several highly regarded schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		69	85
EU Directive 2002/91/EC			

