



BRIGHTON AVENUE  
FLIXTON

£225,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Brighton Avenue, Flixton, M41 8TQ

**\*\*VIDEO TOUR\*\* - \*\*QUIET FLIXTON LOCATION\*\* - VITALSPACE ESTATE AGENTS** are privileged to offer to the sales market this charming **TWO DOUBLE BEDROOM END TERRACE** property located on a quiet road in Flixton within walking distance of Woodsend Circle. This delightful period home would be ideal for any first time buyer or buy to let investor. In brief the updated accommodation comprises; a spacious living room, a generously sized dining room and a modern fitted kitchen with access out into the rear courtyard. The kitchen itself comes complete with a range of wall and base units with splash back tiling and contrasting worksurfaces. To the first floor there are two generously sized double bedrooms and a spacious, recently updated four piece tiled bathroom with a separate bath and shower cubicle complimented by black accent bathroom fittings . Externally, an enclosed low maintenance walled courtyard can be found to the rear with entry into a useful storage cupboard and a detached garage. Located close to a range of popular amenities at Woodsend Circle, a selection of highly regarded schools and major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Please note that completion of this transaction must occur during November 2026. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





### Ground Floor



### First Floor



## Features

- Two double bedrooms
- Period end terrace
- Gas central heating
- Two reception rooms
- uPVC double glazing
- Garage and courtyard
- Quiet Flixton location
- 86 Sqm / 926 Sqft
- Ideal First Time Purchase
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 25 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced 2022

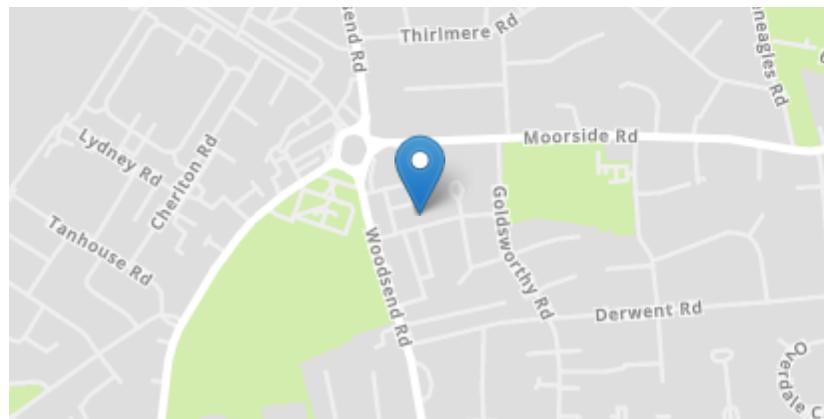
When was the property last rewired? No

Which way does the garden face? South facing rear courtyard

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

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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>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(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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