



BALMORAL AVENUE
FLIXTON

OFFERS OVER

£350,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



Balmoral Avenue, Flixton, M41 9DU

****QUIET CUL-DE-SAC**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this highly desirable THREE BEDROOM bay fronted semi detached home, ideally located on a quiet and popular cul-de-sac just off Chassen Road in Flixton. This spacious family residence is within walking distance of a wide range of amenities, including Urnston town centre, Chassen and Urnston train stations, Chassen Park and several highly regarded schools, such as Flixton Girls School, making it perfect for both families and commuters. Upon entering, you are greeted by a warm and inviting hallway leading into a conveniently placed downstairs WC. An extremely generously sized bay fronted living room leads into a dining room with sliding doors opening out into the rear garden. The dining room opens into an extended contemporary breakfast kitchen complete with a host of handleless wall and base units with contrasting worksurfaces above and ample space for a breakfast table if required. Stairs rise to the first floor level where a shaped landing provides entry into three well proportioned bedrooms, alongside a tastefully appointed three piece bathroom with a hand wash basin set within a vanity unit and a shower over bath combination. Externally, to the front of the property, a large paved driveway provides off road parking for multiple vehicles. To the rear, this southerly facing garden is perfect for any growing family with a paved patio seating area leading onto a lawned garden with timber fenced boundaries. Contact VitalSpace Estate Agents today for further information or to arrange an internal inspection.

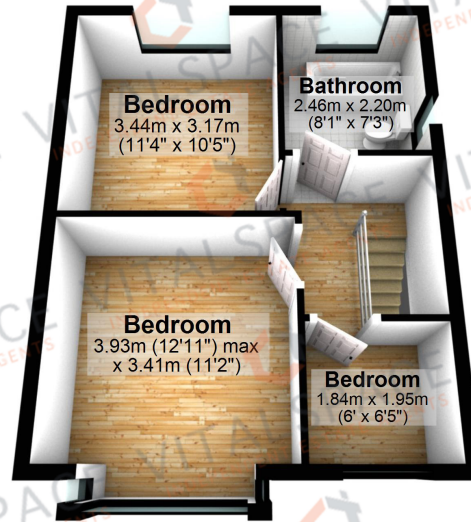




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- South facing rear garden
- Large paved driveway
- Modern breakfast kitchen
- uPVC double glazing
- Gas central heating
- Quiet cul-de-sac
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Not during ownership

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

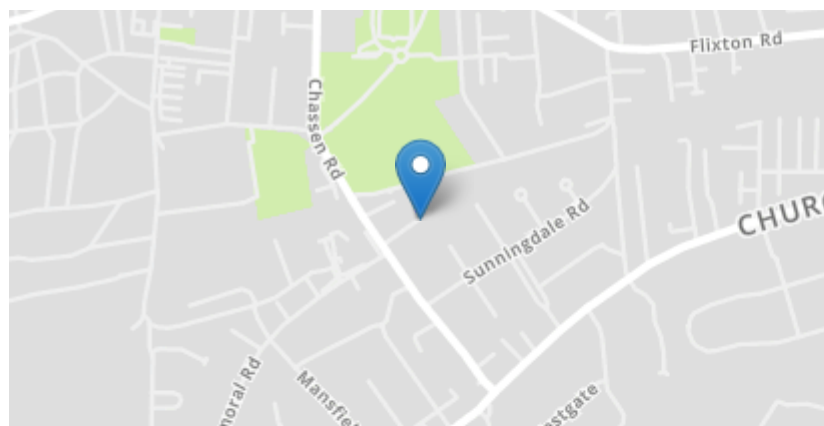
When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen but pre purchase

Reasons for sale of property? Upsize

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.



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