



CARRINGTON ROAD
FLIXTON

£375,000

 3 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Carrington Road, Flixton, M41 6HX

****USEFUL LOFT ROOM** - **IMPRESSIVE PERIOD FAMILY RESIDENCE** -
****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE
AGENTS are pleased to offer for sale this well appointed THREE
BEDROOM BEDROOM bay fronted end period terrace property
arranged over four floors. Benefiting from a contemporary fitted
kitchen and a large rear garden, we feel this property would be
attractive to a wide audience. In brief, the desirable
accommodation comprises; a welcoming entrance hallway
with parquet wood effect vinyl tile flooring, a bay fronted living
room, a good sized sitting room and a modern fitted luxury kitchen
with a large central island with space for seating. To the first floor, a
shaped landing provides entry into three generously sized bedrooms
alongside a tastefully presented three piece family bathroom. Stairs
rise from the first floor landing to a converted loft space ideal for use
as a home office or music room. Access to a useful cellar can be
obtained via the kitchen which is currently used as a utility room
and storage area. Externally to the front of the property, there is a
walled palisade with steps leading up to an elevated front door.
Without doubt, one of the main attracting feature of this property is
the larger than average rear garden with a raised decked seating
area ideal for a table and chairs during those summer months. This
property also benefits from gas central heating and is uPVC double
glazed throughout. Ideally located for access to a range of highly
regarded local schools, amenities and transport links including
Flixton train station. An internal inspection is highly recommended.
Contact VitalSpace Estate Agents to arrange an internal
inspection.****







Features

- Three bedrooms
- Period End Terrace
- Gas central heating
- uPVC Double Glazing
- Large enclosed garden
- Cellar and Loft room
- Modern dining kitchen
- Arranged over four floors
- Popular location
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced in 2024

When was the property last rewired? Yes but unsure when

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Attic conversion pre ownership

Reasons for sale of property? 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		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.