

**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**OVERALL WINNER**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS



ALDERLEY ROAD  
FLIXTON

£275,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Alderley Road, Flixton, M41 5DW

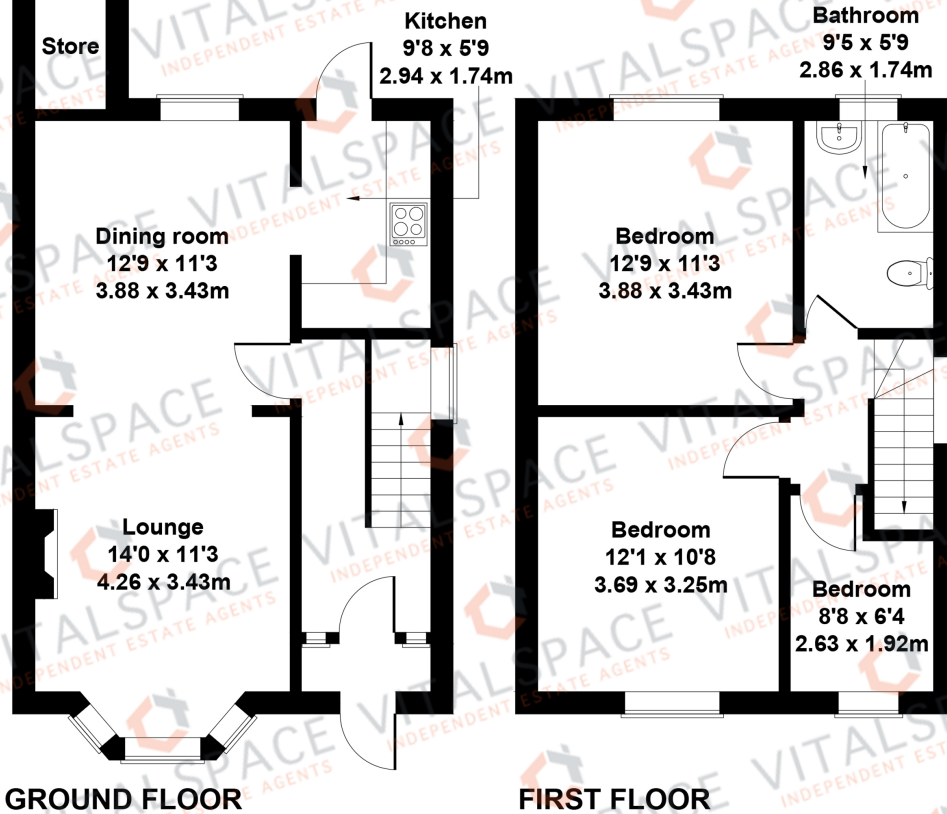
**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious **THREE BEDROOM** semi detached period property located within walking distance of Urmston town centre. The accommodation offers a purchaser the opportunity to update and modernise to suit your requirements and briefly comprises; welcoming entrance hallway, a generously sized bay fronted living room, a good sized dining room which opens into a fitted kitchen complete with a range of wall and base units with access out into the rear garden. To the first floor there are **THREE BEDROOMS** and a traditional three piece family bathroom. Externally, to the front of the property, a low maintenance garden can be found. To the rear, a large paved patio provides a suitable space for alfresco dining during those summer months and leads into a shaped lawned garden with timber fenced boundaries. Perfectly situated within walking distance to the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Contact VitalSpace Estate Agents for further information or to arrange a viewing.











## Features

- Three bedrooms
- Semi detached property
- Scope to update
- Desirable location
- Gas central heating
- Large rear garden
- Two reception rooms
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since circa 1945

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

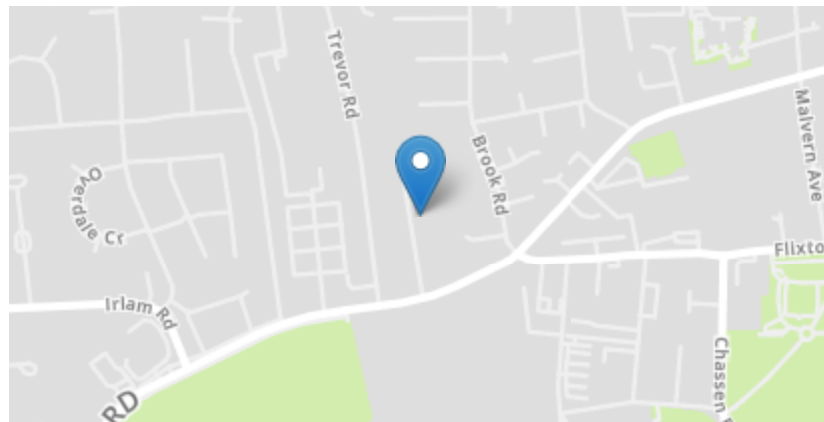
When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

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

Reasons for sale of property? Probate sale

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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