



CALDERBANK AVENUE
FLIXTON

£385,000



3 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

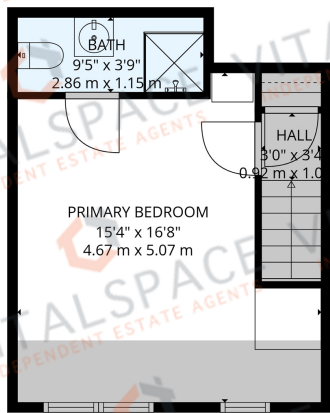
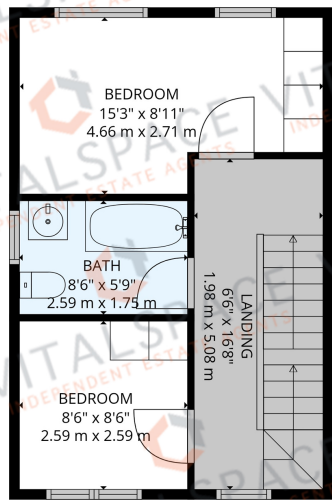
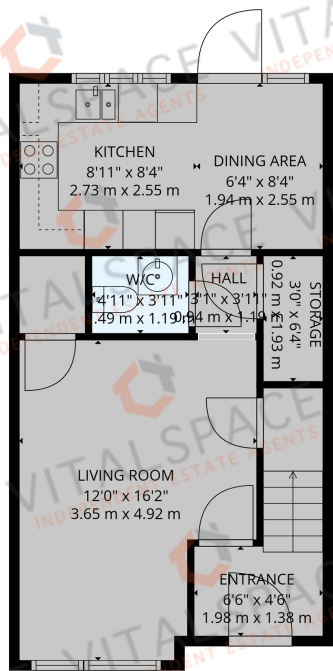


Calderbank Avenue, Flixton, M41 8SF

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, highly desirable THREE DOUBLE BEDROOM property situated on the popular, yet quiet Calderbank Avenue in Flixton. This superb dwelling is arranged over three floors and offers spacious living accommodation throughout ideal for any growing family. Located in a desirable family residential area, convenient for a range of schools including Acre Hall Primary School and St Monica's RC Primary School, the deceptively spacious accommodation comprises; a welcoming entrance hallway, a generously sized 16ft living room alongside a modern dining kitchen fitted with a range of wall and base units with space for a dining table and chairs with access out into a WEST FACING rear garden. A conveniently placed downstairs WC completes the ground floor accommodation. To the first floor are two double bedrooms and a three piece family bathroom. To the second floor, a master bedroom suite can be found with built in storage and a three piece en-suite shower room. Externally, this property is set back from Calderbank Avenue with a wrought iron and hedgerow boundary. To the rear, a generous Tarmac driveway can be accessed via Rothay Close, set behind wrought iron gates, providing excellent off road parking facilities for multiple vehicles. An artificial lawned garden and paved patio area offer an ideal space for alfresco dining during those summer months enclosed by timber fencing. Perfectly placed for local amenities, Trafford General Hospital and a range of major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information.







Features

- Three double bedrooms
- Semi detached property
- Arranged over three floors
- Downstairs WC
- Modern dining kitchen
- Master bedroom suite
- Highly desirable location
- Enclosed rear garden
- Ideal family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 12 years

When was the roof last replaced? No - when built 2013

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

When was the property last rewired? No - when built 2013

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? Move in with partner

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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