



NORFOLK GARDENS
FLIXTON

£285,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



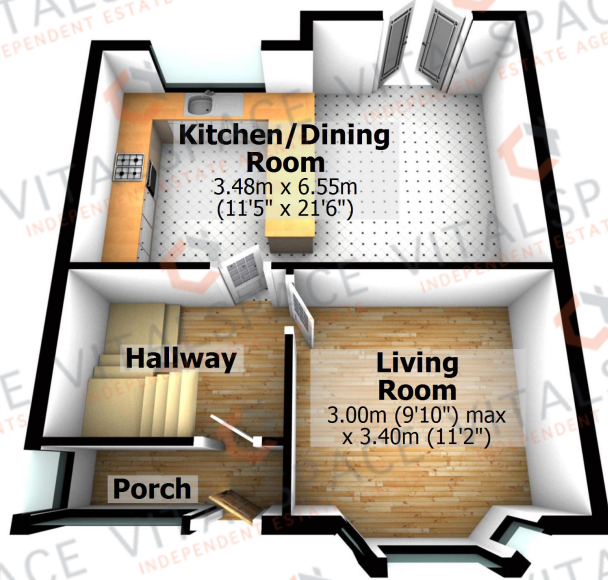
Norfolk Gardens, Flixton, M41 8RE

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM end terrace property which simply must be viewed to be fully appreciated. This attractive family home offers has been significantly upgraded by our clients providing spacious accommodation arranged over two floors and comprises; uPVC porch, a warm and welcoming entrance hallway, a good sized bay fronted living room and an impressive open plan living/kitchen area. The kitchen itself is fitted with a handleless range of wall and base units with contrasting worksurfaces alongside a host of integrated appliances. To the first floor a shaped landing provides entry into three well proportioned bedrooms and a three piece white family bathroom with a shower over bath combination. Externally, a paved driveway provides excellent off road parking facilities to the front of the property whilst to the rear is a generous, lawned garden can be found with a paved patio ideal for alfresco dining during those summer months. Further benefits of this desirable family home include updated electrics in 2019, a new roof, a gas combination boiler and uPVC double glazing. This property overlooks a pleasant green to the front and is positioned in a quiet Flixton location. Offered for sale with no onward chain. Contact VitalSpace Estate Agents on for further information or to arrange an internal inspection.





Ground Floor



First Floor



Features

- Three bedrooms
- End terrace property
- Open plan dining kitchen
- Updated electrics
- Driveway and garden
- Gas central heating
- No onward chain
- Quiet Flixton location
- Viewing recommended
- Recently re-roofed

Frequently Asked Questions

How long have you owned the property for? Since 2004

When was the roof last replaced? 2019

How old is the boiler and when was it last inspected? Gas central heating - Glow Worm combi

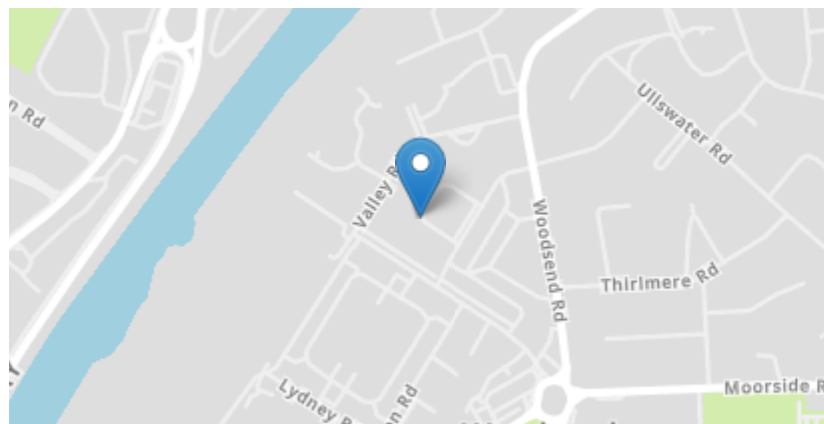
When was the property last rewired? Updated consumer unit in 2019

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Sale of buy to let

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 | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

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