



KINGSTON DRIVE
FLIXTON

£300,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Kingston Drive, Flixton, M41 9ES

****NO ONWARD CHAIN** - **POPULAR QUIET LOCATION WITH A SOUTH FACING REAR GARDEN**** - VitalSpace Estate Agents are pleased to bring to the market a desirably located and well presented **TWO DOUBLE BEDROOM** semi detached property on the ever popular Kingston Drive in Flixton. Ideally situated for local schools, amenities and transport links and would make an ideal first time purchase. This property has been updated in recent years and benefits from recently installed uPVC double glazing, new internal doors, updated electrics and recently installed gutters and fascias. In brief the accommodation comprises; entrance hallway, 19ft living dining room, useful under stairs storage cupboard and a modern fitted kitchen. To the first floor there are **TWO bedrooms** and a modern fitted tiled bathroom. A useful dressing room can also be accessed via the master bedroom. Externally the property benefits from driveway parking that leads up to the attached garage. The remainder of the front is laid to lawn. To the rear there is a lawned garden enclosed to all sides by timber fenced boundaries. The property is warmed by gas central heating and is uPVC double glazed throughout. An ideal first time purchase in a highly sought after





Ground Floor



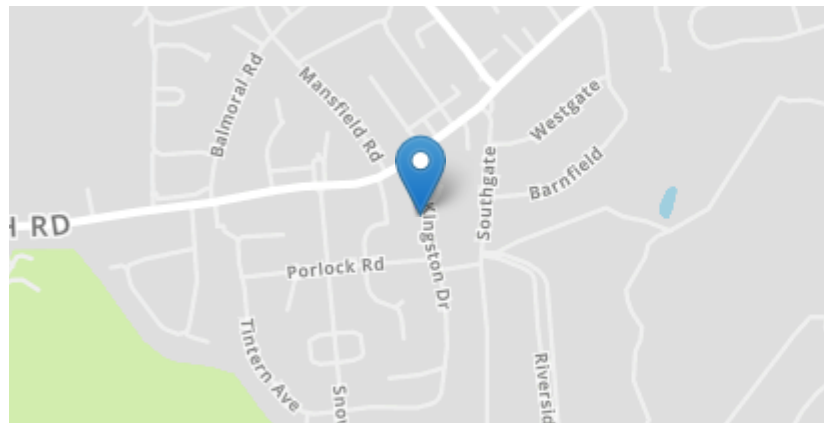
First Floor



Features

- Two double bedrooms
- Semi detached property
- Sought after location
- Driveway and garage
- Enclosed rear garden
- South facing garden
- Gas central heating
- uPVC double glazing
- No onward chain
- Viewing strongly advised

Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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