



DARESBURY AVENUE  
FLIXTON

OFFERS OVER

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Daresbury Avenue, Flixton, M41 8GL

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented **THREE BEDROOM** semi detached property situated just off Woodsend Road, a popular residential area, convenient for schools and local amenities. This spacious family home is available on an unfurnished basis and in brief, this desirable family home comprises; a spacious welcoming entrance hallway, bay fronted living room room which opens into a recently fitted open plan dining kitchen. To the first floor, a good sized landing provides entry into three bedrooms as well as a two piece bathroom suite and a separate WC. This property is warmed by gas central heating and is fully double glazed. Externally to the front there is a generous paved driveway leading to an attached garage. To the rear, a split level garden can be found with a large paved patio area suitable for a table and chairs during those summer months with a lawned garden beyond housing a variety of shrubs and mature plants. This property is ideal for any growing family and an internal viewing is strongly recommended. An attractive family home located on a quiet Flixton Road, perfectly placed for local amenities, Trafford General Hospital and a range of major transport



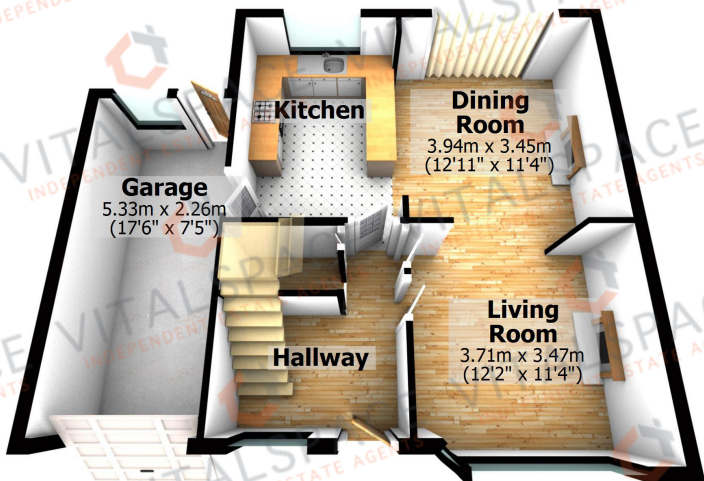








### Ground Floor



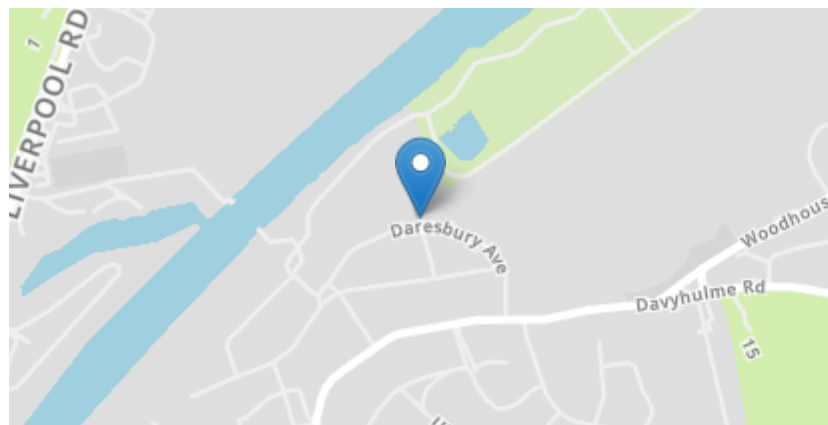
### First Floor



## Features

- Three bedrooms
- Semi detached property
- Open plan dining kitchen
- Driveway and garden
- No onward chain
- Large rear garden
- Quiet Flixton location
- Gas central heating
- uPVC double glazing
- Viewing essential

## Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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