



GRASMERE AVENUE  
FLIXTON

OFFERS OVER

**£285,000**



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Grasmere Avenue, Flixton, M41 6QL

**\*\*OPEN DAY 17-04-25\*\* - \*\*NO ONWARD CHAIN\*\* - VITALSPACE**  
ESTATE AGENTS are delighted to bring to the market this well positioned **THREE BEDROOM** semi detached property, located in a quiet and highly desirable cul-de-sac just off Ambleside Road in Flixton. Requiring full modernisation throughout, it presents an exceptional opportunity for buyers looking to create a truly stunning family home tailored to their own taste and style. Offering generous proportions and fantastic potential, this home is ideal for those ready to take on a rewarding project. Upon entering you are welcomed into a spacious hallway that leads to a bright, bay fronted living room, perfect for relaxing or entertaining guests. Continuing through, you will find a generously sized dining room, alongside a morning room and utility area, adding flexibility and space to the ground floor layout. To the first floor you will find, a shaped landing which provides access to three well proportioned bedrooms, all of which are filled with natural light, as well as a three piece family bathroom suite. The location is a true highlight peacefully tucked away yet conveniently placed within walking distance of Flixton Train Station, offering direct links to Manchester City Centre and beyond. Local amenities, schools, and green spaces are also within easy reach, making this a sought after spot for families and commuters alike. Offered with no onward chain, this is a rare opportunity to purchase a home with immense potential in a prime location. Early viewing is highly recommended.











## Features

- Three bedrooms
- Semi detached property
- Requires Modernisation
- Great Local Amenities
- Close To Train Station
- Cul De Sac Location
- Perfect Family Home
- Freehold Property
- Gas central heating
- Viewing Essential

## Frequently Asked Questions

How long have you owned the property for? 63 years

When was the roof last replaced? N/A

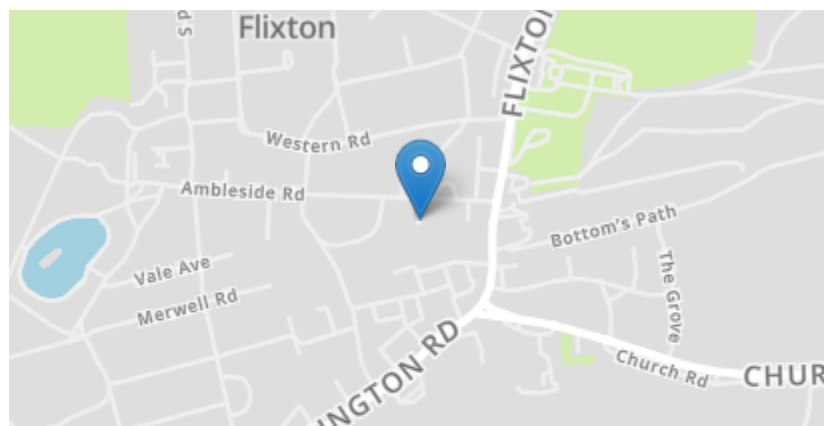
When was the property last rewired? Yes during ownership

Which way does the garden face? South facing

Are there any extensions and if so when were they built?  
1970's

Reasons for sale of property? Sale of family home

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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