



**Bromley Avenue**  
Flixton  
M41 6HZ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



43 Bromley Avenue  
Flixton  
M41 6HZ



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Offers Over £260,000

\*A SPACIOUS THREE BEDROOM MID GARDEN TERRACED PROPERTY\* Two separate reception rooms plus large kitchen. Bathroom/WC with shower. Gas central heating system-combination boiler. Double glazed windows. Enclosed garden to the rear. Offering great potential to those buyers looking for an older-style property to put their own stamp on. No ongoing vendor chain. Convenient location close to Flixton Station. Must be viewed to be appreciated. Freehold. Virtual Tour Available. Approx 900 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms.

### Dining Room

With a radiator and a double-glazed bay window to the front. Gas fire not currently in working order.

### Lounge

With a radiator and a double glazed window to the rear. Original built-in storage cupboards/drawer facility. Gas fire not in working order.

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working surfaces. Gas point for a cooker, plumbing is provided for an automatic washing machine and there's a double glazed window to the rear. Further window to the side, adjacent to the exit door. Tiled areas, radiator and very useful understairs storage space off. The 'Worcester' combination gas central heating boiler is located here.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With a radiator and a double-glazed window to the front.

### Bedroom (2)

with a radiator and a double-glazed window to the rear.

### Bedroom (3)

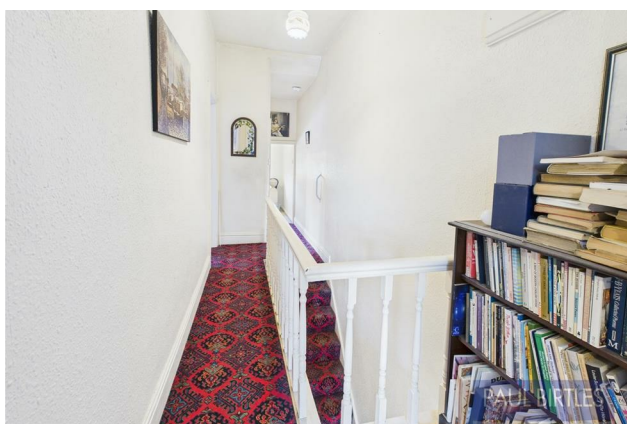
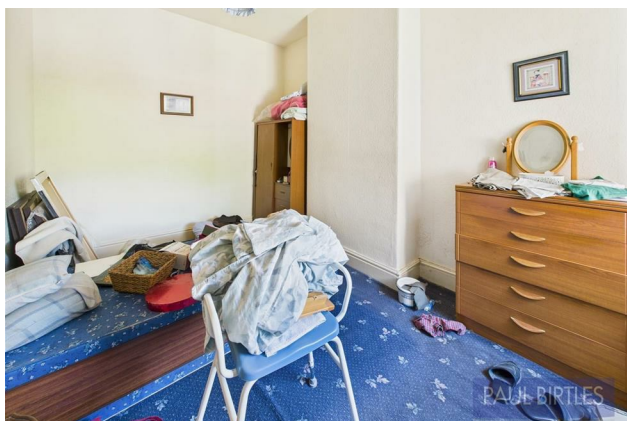
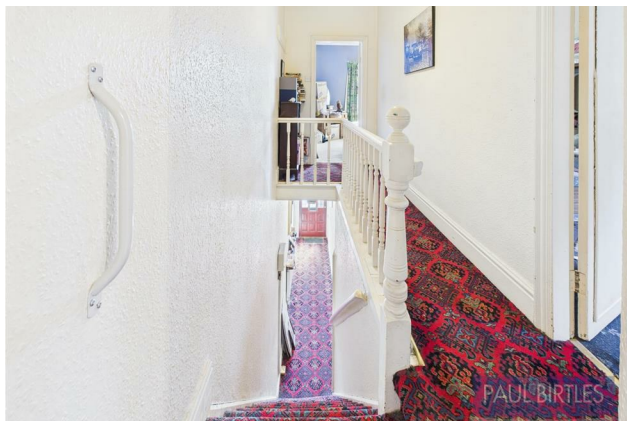
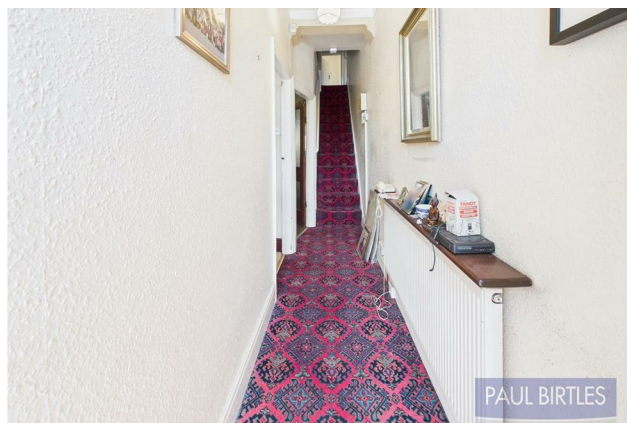
With a radiator and a double-glazed window to the rear.

### Bathroom

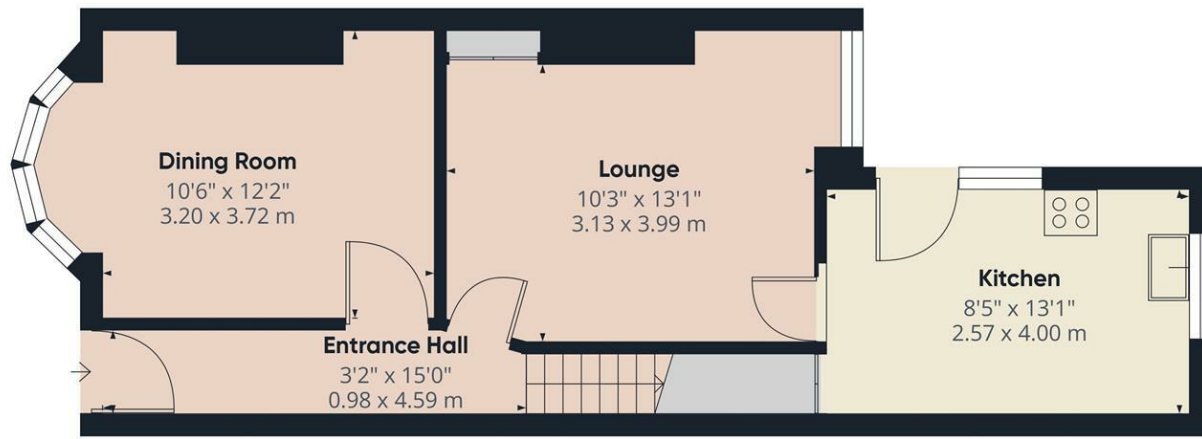
With a white suite comprising walk-in bath with 'Mira' shower over, along with a rail and curtain. Wash hand basin with storage below and a low-level WC. Radiator, tiled areas and a double-glazed window to the side.

### Outside

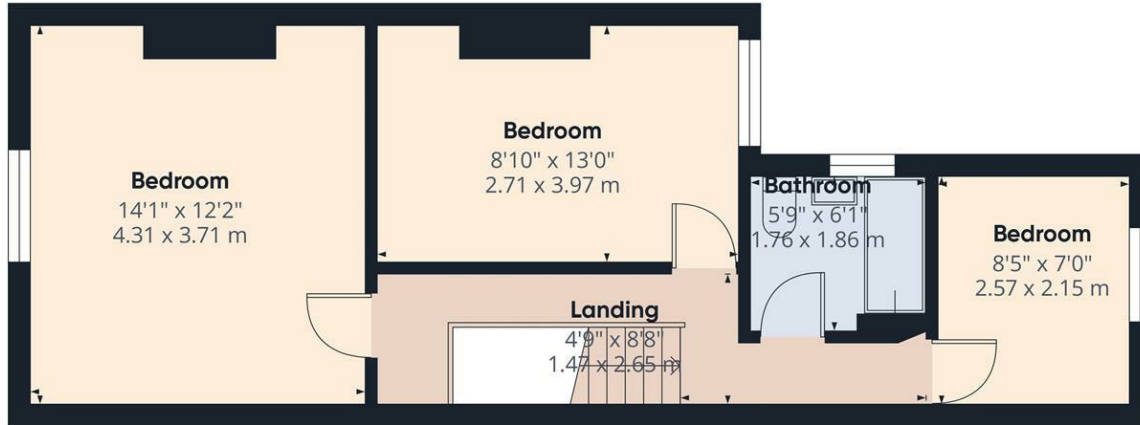
To the front of the property is a forecourt area whilst, to the rear, is an enclosed garden with a rear access gate.







Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
900 ft<sup>2</sup>  
83.8 m<sup>2</sup>

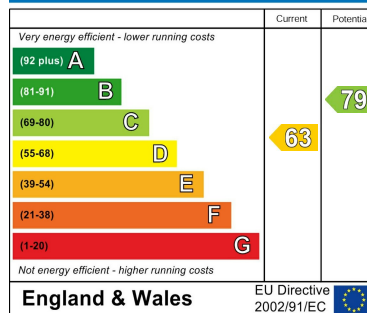
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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