



Offers over £350,000

TENURE : FREEHOLD

Lynton Avenue, Flixton, M41

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 1

Renovated & extended in in 2019

Boiler 2019, Serviced annually

New roof & loft conversion 2019

Council Tax band B

No onward vendor chain

Trading Places Estate Agents
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TRADING PLACES

****SIGNIFICANTLY UPGRADED** ** NO CHAIN **** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this spacious, extended FOUR BEDROOM end terrace family residence offering space in abundance alongside a high quality finish. In brief the vast accommodation comprises; a porch, a welcoming entrance hallway, a modern fitted kitchen complete with a range of high gloss wall and base units which opens into a dining area suitable for a large table and chairs and an well-proportioned living room. To the first floor, three bedrooms can be found via a shaped landing alongside a contemporary two piece bathroom and separate wc. To the second floor a stunning loft conversion providing the fourth bedroom with eaves storage and multiple Velux skylights. Externally, is the pressed paved driveway providing off road parking for multiple vehicles. The driveway itself leads up to a garage/workshop/office with an electric roller door. To the rear of the property, a secure lawned garden with a raised timber decking all enclosed by timber fenced boundaries. This property has been significantly upgraded by our clients to include a gas central heating system, uPVC double glazing throughout, a recent electrical re-wire, a new roof and was extended just four years ago. This property would make a perfect family home, Ideal for local schools and amenities at Woodsend Circle. An internal inspection is essential and early viewings are required to avoid disappointment.

Making offers on Trading Places Houses

Your offer needs to be in writing to the below email with your position and any necessary supporting documents.

Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.

0161 747 0022 (**option 1 calls all branches**) email Chloe@tradingplacesurmston.co.uk with all offers

All offers need to be accompanied with proof of funds

1. ID showing full names of all parties purchasing (including middle names)
2. Please confirm your current situation again (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
3. Timescales (if you are bound by a date you need to complete a sale by)
4. Proof of deposit (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash
6. Solicitors details (most won't have yet but if you have please supply)

Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.