



**£350,000**

**TENURE : FREEHOLD**

**Snowden Avenue, Flixton, M41**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Sold with no onward vendor chain**

**Council tax band C**

**Trading Places Estate Agents**  
42 Flixton Road , Urmston, Manchester, M41 5AB  
mark@tradingplacesurmston.co.uk | 01617470022  
Website: <https://www.tradingplaces.co.uk/>

**TRADING PLACES**

TRADING PLACES ESTATE AGENTS are pleased to offer for sale a spacious TWO BEDROOM extended semi-detached bungalow located just off Church road on the ever popular Snowden Avenue in Flixton. This attractive property is conveniently situated with easy reach of Urmston town centre and it's excellent range of shops, general services, restaurants and is also positioned within walking distance of Chassen road train station and Abbotsfield park. Enjoying a lovely corner position, the accommodation briefly comprises; entrance hallway, a good sized living room, EXTENDED fitted breakfast kitchen, utility cupboard, two good sized bedrooms and a fitted bathroom. Externally, as mentioned, this attractive bungalow is positioned on a good sized plot with enclosed gardens to both the front, side and rear. To the front, a flagged driveway leading to a 21ft full length garage and lawn garden can be found with flower beds housing a variety of plants, shrubs and bushes. To the rear, there is a low maintenance garden, a paved patio area. The property is offered for sale with no onward chain and an internal inspection is essential 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.

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