



**Offers in excess of £290,000**

**TENURE : FREEHOLD**

**Repton Avenue, Flixton, M41**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**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 delighted to bring to the market this very well presented three bedroom semi-detached property located on a large corner plot in Flixton. Our vendor have taken every care to present the property in genuine move in condition with modern and stylish presentation throughout. Located on a large plot with scope to extend (subject to planning) and close to all local amenities including well regarded schools. In brief the accommodation comprises Porch, hallway, lounge, spacious dining area, Kitchen, landing, the three well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Occupying a large corner position, the property benefits from gardens to three sides. As a result there is genuine potential for extensions subject to obtaining the required planning consent. To the front of the property there is a large mainly lawned garden & pathway to the front door. To the side there is another lawned garden along with the driveway leading to the rear garden. To the rear there is a decking area and and lawned garden which is fenced for privacy. Ideally placed for the well regarded schools & transport links. Viewing essential.

## **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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