



Presenting this more than spacious four bedroom property, offering modern accommodation over three floors, making this the perfect home for the growing family!

In a sought - after location, within walking distance of North Manchester Hospital, early viewing is highly recommended to avoid disappointment & will reveal;

Entrance hallway leading to spacious open plan Kitchen with a range of appliances, living area with access to the rear garden & a down stairs W/c.

To the first floor are two double bedrooms, one of which has an ensuite with low level W/c, hand wash basin & shower.

To the second floor are another two double bedrooms & a modern family bathroom with white matching three piece suite with over head electric shower.

Flixton Road is located within convenient reach of great transport links, Local shops, cafes, gyms, and green spaces like Ardwick Green Park. The University of Manchester is easily accessible as well as a range of local schools & colleges.

Offered on a Furnished Basis. Council Tax Band 'C'. EPC 'C'

*Holding Deposit £461

*Deposit £2305

*No Smokers

