



Arundel Avenue, Flixton, Manchester, M41

Guide Price: £315,000

Leasehold

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Situated on a fantastic-sized corner plot, this three-bedroom semi-detached home offers an abundance of space, both inside and out. Boasting a spacious exterior with artificial grass laid over a paved patio and a large shed for storage, this property is perfect for families seeking a comfortable and versatile living space. A driveway to the rear provides convenient off-road parking.

Upon entering the property, you are welcomed into a bright and airy porch, leading through to a spacious living room. A large front-facing window fills the room with natural light, creating a warm and inviting atmosphere. While the home requires some modernisation inside, it offers a fantastic opportunity for buyers to add their personal touch. An elegant archway seamlessly connects the living area to the kitchen, which is fitted with modern base and eye-level units, integral appliances, and ample workspace for all your culinary needs.

To the rear of the property, a conservatory with a solid roof has been cleverly split into two sections. One part serves as a practical storage area with patio doors opening out to the garden, while the other leads into a partial garage conversion*, where an additional sitting room provides a versatile space for relaxation or entertaining guests.

Upstairs, the property boasts three well-proportioned bedrooms. Two of these are generous doubles, while the third is a good-sized single. The fully tiled bathroom features a modern walk-in shower, WC, and wash hand basin, ensuring a stylish and functional space for daily routines.

*No building regulation sign off so classed as part of the garage.

- Leasehold
- 999 years from 25 February 1975
- Ground Rent £17pa
- Council Tax Band C
- EPC Grade TBC







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Disclaimer

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