



ASHWORTH HOLME

Sales · Lettings · Property Management



7 BRADWELL WALK, M41 8RX
£235,000

2 1 1



DESCRIPTION

A TWO BEDROOM MID-TERRACE IN BEAUTIFUL CONDITION THROUGHOUT AND READY TO BE ENJOYED!

This beautifully presented two-bedroom mid-terrace is situated in a desirable area of Flixton, close to local amenities, excellent schools, and transport links. The property has been thoughtfully updated in recent years and offers stylish, modern living throughout.

On the ground floor, there is an entrance hallway leading to a spacious living room with double doors opening onto a south-facing garden. The modern dining kitchen is fitted with a comprehensive range of handleless soft-close wall and base units, an induction hob, and a slimline dishwasher – perfect for entertaining or family life.

Upstairs, there are two well-proportioned bedrooms and a luxury three-piece bathroom with contemporary tiling.

Externally, the front of the property features a lawned garden and pathway to the door, while the southerly facing rear garden offers a paved patio for summer dining and a shaped lawn, all enjoying privacy with no overlooking neighbours.

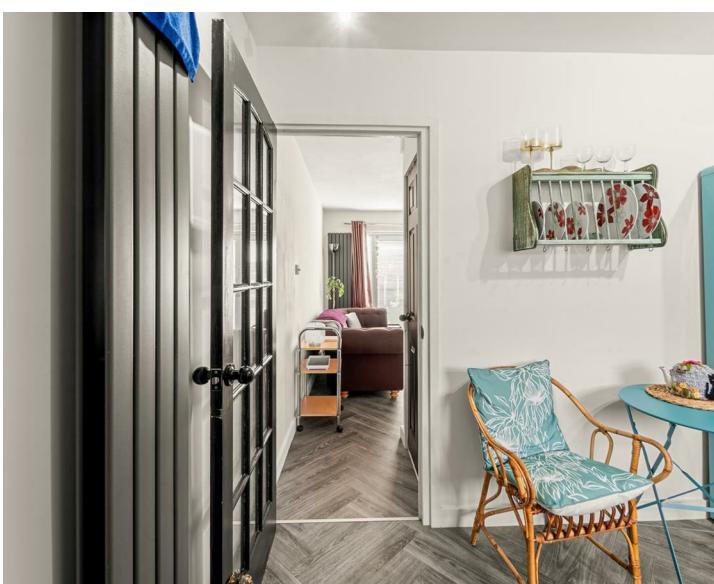
Additional benefits include full re-plastering, tempered glass touch light switches, a newly installed gas central heating boiler, and uPVC double glazing.

An ideal first-time purchase or buy-to-let investment – early viewing is highly recommended.

KEY FEATURES

- Two bedroom mid-terrace
- Modern kitchen with integral appliances
- South facing garden with lawn & patio
- Modern boiler & double glazing
- Beautifully presented throughout
- Spacious living room with garden access
- Stunning bathroom
- Parking to the rear!



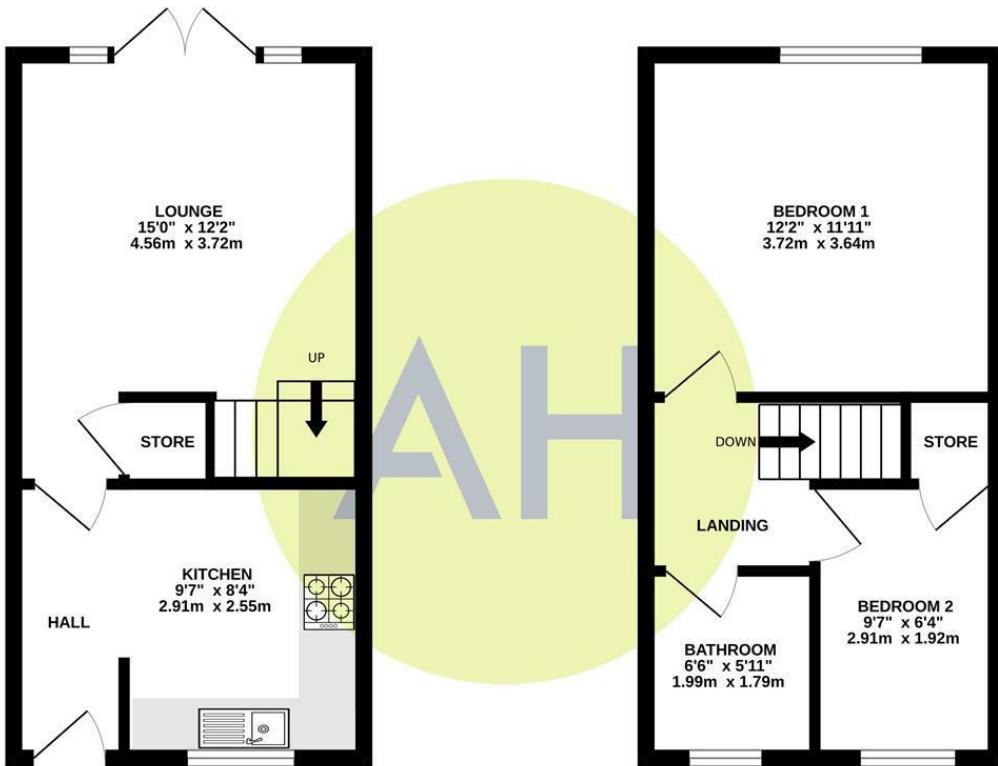


FLOOR PLANS



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, radiators and other appliances are approximate and no guarantee is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.