



SOUTHGATE  
FLIXTON

OFFERS OVER

£375,000

 3 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 BAND C



VITALSPACE  
INDEPENDENT ESTATE AGENTS



# Southgate, Flixton, M41 9EG

VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented THREE BEDROOM family home located on the ever popular, tree lined road of Southgate. With access to a wide variety of amenities including highly regarded local schools, shops and transport links to the motorway and Chassen Road railway station giving access to both Manchester and Liverpool. Ideal for any growing family searching for a perfect home, this attractive extended family home briefly comprises; uPVC porch, a warm and welcoming entrance hallway, a bay fronted living room, a generously sized sitting/dining room, a modern fitted kitchen complete with a range of wall and base units and a generously sized utility room. A three piece shower room can also be accessed via the utility room and completes the ground floor accommodation. To the first floor, a shaped landing provide entry into three good sized bedrooms and a three piece bathroom with a shower over bath combination. Externally to the front of the property, road parking is provided by a block paved driveway leading up to a storage garage. To the rear, a real asset to the property can be found in the form of a beautiful landscaped WEST facing garden, mainly laid out to lawn with mature bushes, plants and a patio area ideal for a table and chairs during those summer months.

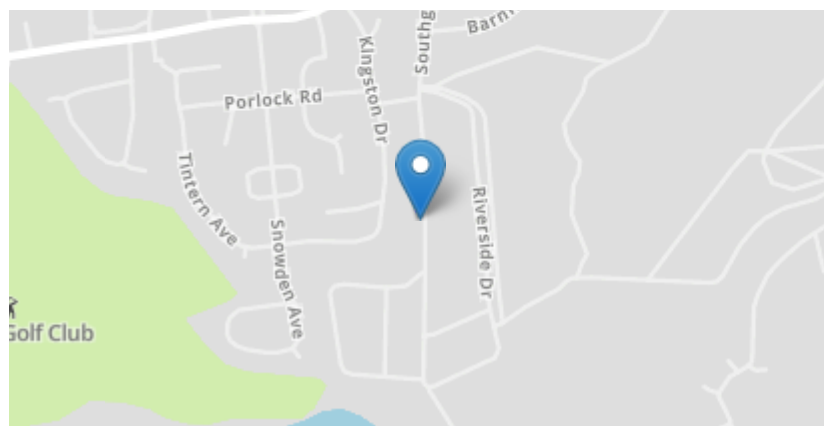




## Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Extended accommodation
- West facing rear garden
- Three reception rooms
- Downstairs shower room
- Tree lined road
- Viewing essential

## Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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