



AMBLESIDE ROAD
FLIXTON

OFFERS OVER

£525,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 NO CHAIN



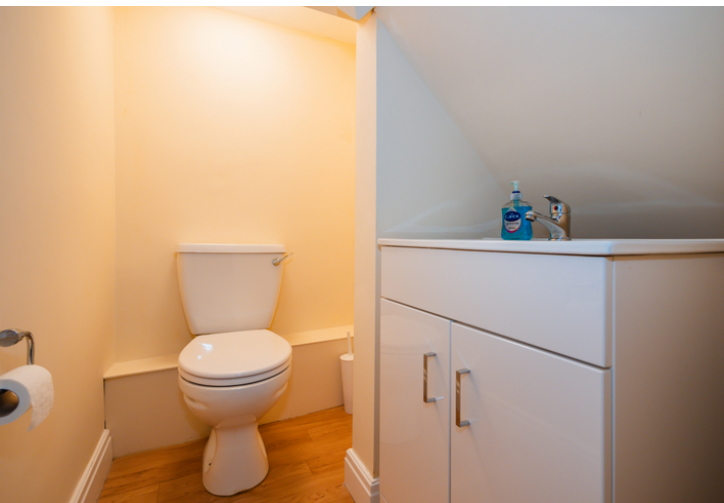
VITALSPACE
INDEPENDENT ESTATE AGENTS

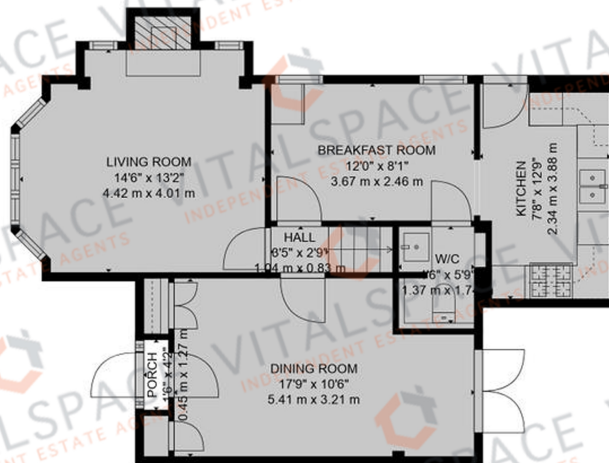
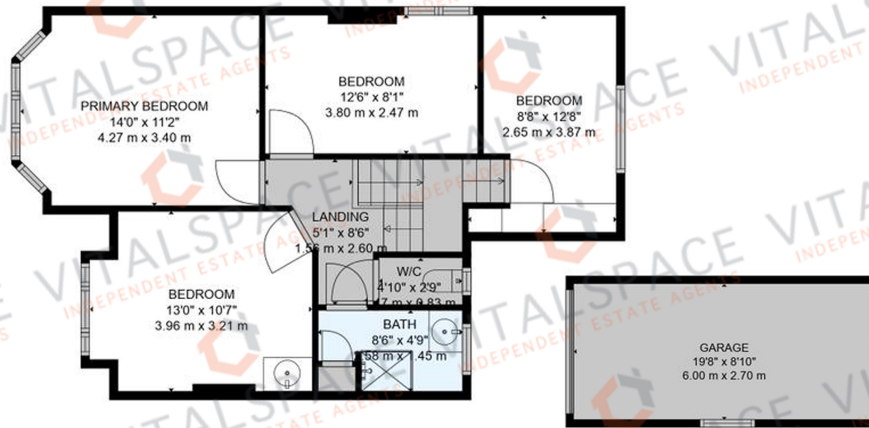


Ambleside Road, Flixton, M41 6PL

****VIDEO TOUR** - **A FOUR BEDROOM DETACHED FAMILY RESIDENCE LOCATED ON A QUIET TREE LINED ROAD WITH A SOUTH FACING REAR GARDEN** – VITALSPACE ESTATE AGENTS are privileged to offer for sale this well presented EXTENDED FOUR DOUBLE BEDROOM DETACHED property owned by the same family for the last 52 years. Positioned on the ever popular tree lined Ambleside Road in Flixton within close proximity to schools, amenities and transport links this property would ideally suit a growing family. In brief the well proportioned accommodation comprises; entrance porch, an impressive reception hallway with ample space for a large dining table and chairs, well proportioned bay fronted inglenook living room, morning room and a fitted kitchen overlooking the rear garden. A useful WC can be accessed via the morning room and completes the ground floor accommodation. To the first floor a spacious landing area which provides entry into FOUR DOUBLE bedrooms and a two piece shower room alongside a separate WC. Externally the property offers well established enclosed gardens to the front and rear alongside a driveway which extends to the side of the property and**







Features

- Four bedrooms
- Detached family residence
- No onward chain
- Three reception rooms
- South facing rear garden
- Driveway and garage
- Tree lined road
- Downstairs WC
- Gas central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Parents owned for 52 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - combi boiler

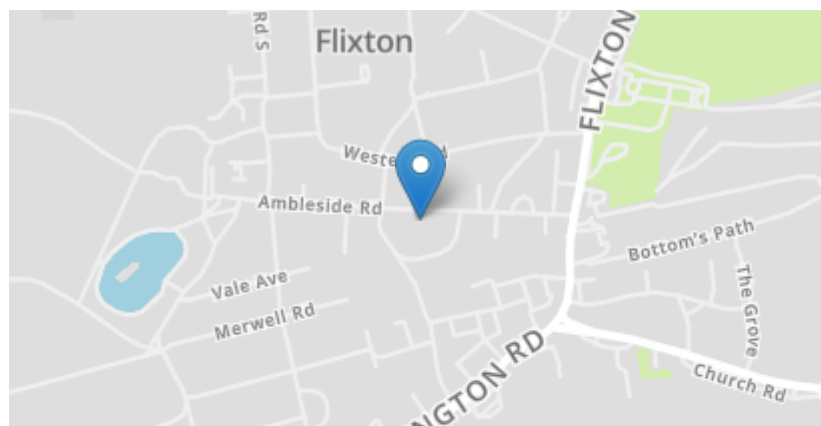
When was the property last rewired? Yes - dates unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? 50 years ago - two storey extension to the rear

Reasons for sale of property? Sale of parents home

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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