



WOODBIDGE ROAD
FLIXTON

£230,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



Woodbridge Road, Flixton, M41 8RD

****NO ONWARD CHAIN** - **EXCELLENT FIRST HOME** -**
VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious THREE BEDROOM mid terrace property situated on a quiet Flixton road. Ideal for any first time buyer or buy to let investor, the accommodation comprises; a warm and welcoming entrance hallway, a spacious sitting/dining room, a good sized 13ft living room and a fitted kitchen complete with a range of wall and base units with contrasting worksurfaces. A downstairs WC completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three generously sized bedrooms alongside a contemporary three piece tiled wet room. Externally, this property is situated on a good sized plot with gardens to both the front and rear. To the rear, a low maintenance South West facing paved garden provides an ideal space for alfresco dining during those summer months with the benefit of a detached garage ideal for dry storage. Located close to a range of popular amenities at Woodsend Circle, a selection of highly regarded schools and major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Ground Floor



First Floor



Features

- Three bedrooms
- Mid terrace property
- No onward chain
- Two reception rooms
- Deceptively spacious
- uPVC double glazing
- Garage and gardens
- Downstairs WC
- Ideal first home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since circa 1970

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Electric storage heating

When was the property last rewired? Unknown

Which way does the garden face? facing South west facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Sale of family home

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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