



ALDERLEY ROAD  
FLIXTON

£340,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

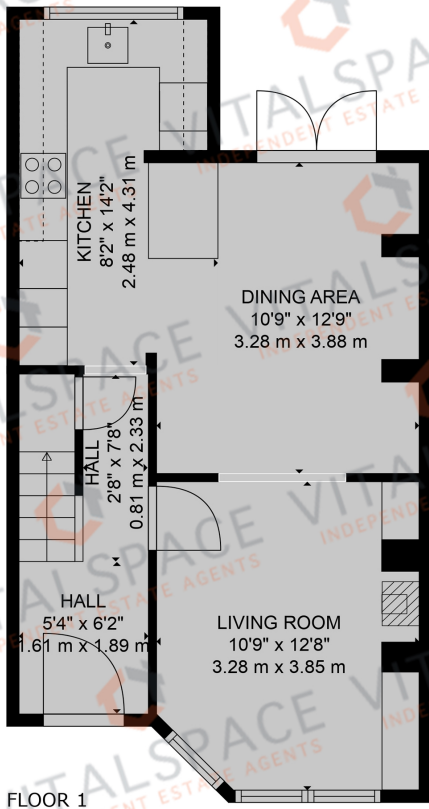


## Alderley Road, Flixton, M41 5DW

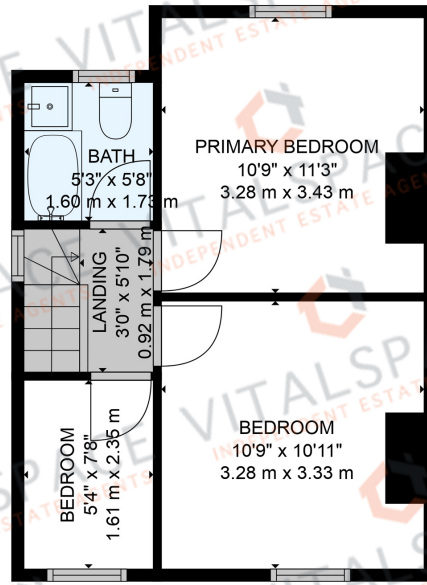
**\*\*STUNNING THREE BEDROOM PERIOD HOME WITH OPEN PLAN DINING KITCHEN AND LANDSCAPED REAR GARDEN\*\* - **\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this exceptionally well presented, recently updated THREE BEDROOM bay fronted semi detached property situated on the ever popular Alderley Road in Flixton. This attractive period home has been updated by our clients which highly desirable period accommodation which comprises; a welcoming entrance hallway, a bay fronted living room which opens into a stunning open plan kitchen/dining space with double opening doors opening out into the rear garden, ideal for any modern day family. To the first floor there are three good sized bedrooms and a luxurious three piece bathroom fitted with high end fixtures and fittings complimented by a shower over bath attachment. Externally, to the front of the property there is a low maintenance walled garden. To the rear, a professionally landscaped, East facing garden can be found with a large decked patio offering an excellent space for alfresco dining during those summer months. The decked area leads onto an artificial lawned area with raised flower beds and timber fenced boundaries benefiting from open aspect views over the allotments. A popular location with easy access into the vibrant centre of Urmston, close to the train station and within minutes drive of major motorway links. Contact VitalSpace Estate Agents on to arrange your appointment or for further information.**







FLOOR 1



FLOOR 2

## Features

- Three Bedrooms
- Semi detached property
- Close to local amenities
- Extended accommodation
- Original period features
- Overlooking allotments
- Open plan dining kitchen
- Gas central heating
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? 2017

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

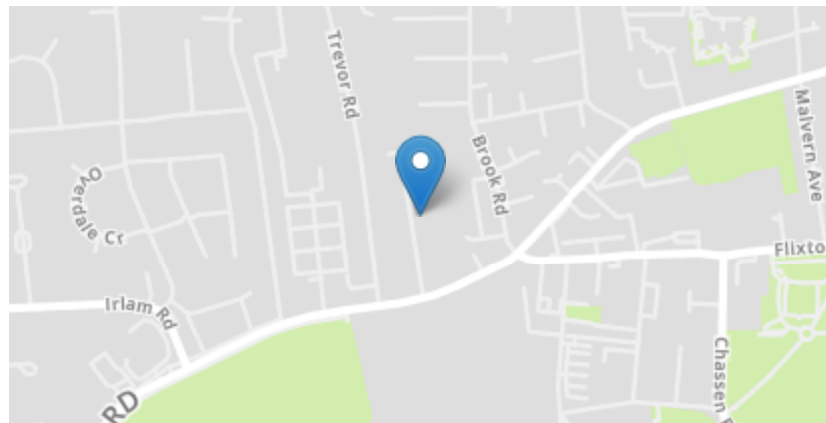
When was the property last rewired? Partial re-wire

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? yes, pre ownership

Reasons for sale of property? Upsizing

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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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