



WOODSEND ROAD
FLIXTON

£450,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



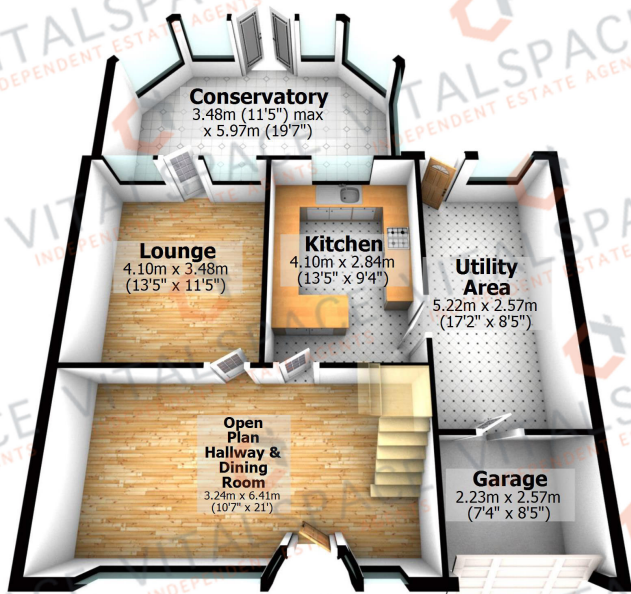
Woodsend Road, Flixton, M41 8QN

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, recently extended THREE DOUBLE BEDROOM extended semi-detached property located in a desirable residential area, convenient for a range of highly regarded schools including Acre Hall Primary School and St Monica's RC Primary School. This extended family home and been updated by our clients and offers well proportioned accommodation which briefly comprises; a warm and welcoming entrance hallway which opens into a generously sized dining room, a good sized living room, a breakfast kitchen and a large conservatory overlooking the enclosed rear garden. A useful 17ft utility room can be conveniently accessed via the breakfast kitchen with access into an integral garage. To the first floor, a shaped landing provides entry into three double bedrooms, a WC and a four piece contemporary bathroom with a shower over bath combination. Externally to the front there is a generous, recently laid driveway providing ample off road parking along with a mature flower beds. To the rear, a landscaped garden can be found with two artificial lawned areas along with a large paved patio providing a perfect space for alfresco dining during those summer months. Further benefits of this property include a gas central heating system and a combination boiler and uPVC double glazing. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents on to arrange an internal inspection.





Ground Floor



First Floor



Features

- Three double bedrooms
- Semi detached property
- Extended accommodation
- Three reception rooms
- Driveway and garden
- 17ft Utility room
- Gas central heating
- uPVC double glazing
- Contemporary bathroom
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? 2 years

When was the roof last replaced? No

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

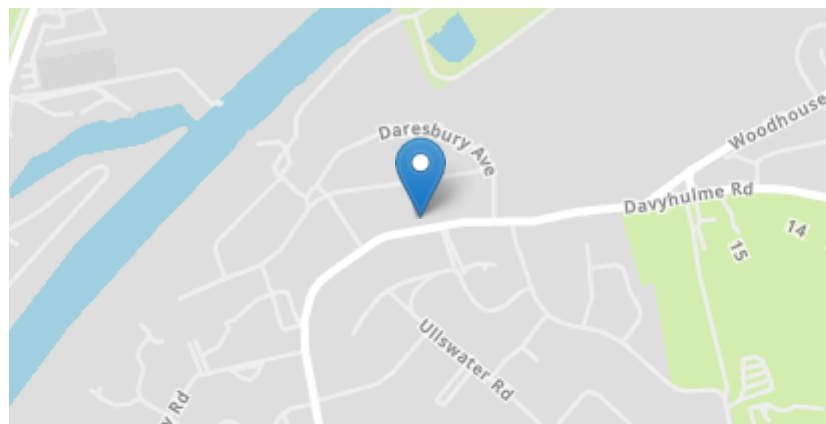
When was the property last rewired? Yes, by the previous owner

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, side in the 90's

Reasons for sale of property? Downsize

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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