



AWARDED FOR
MARKETING | SERVICE | RESULTS



DERWENT ROAD
FLIXTON

OFFERS OVER

£280,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS



VITALSPACE
INDEPENDENT ESTATE AGENTS

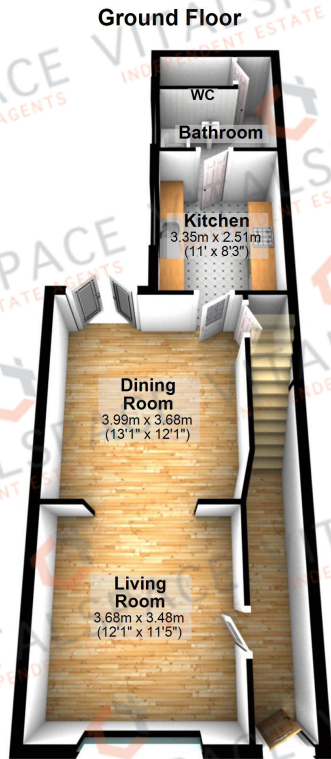


Derwent Road, Flixton, M41 8TT

****LARGE REAR GARDEN** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this charming period THREE BEDROOM period mid terrace property positioned on this always popular, tree lined Flixton road. Located in a popular residential area, this attractive period property has been updated by our clients and offers well presented accommodation benefiting from double glazing and a gas combination central heating system. In brief, this family home comprises; a welcoming entrance hallway, a good sized living room, a generously sized dining room which benefits from double doors opening out into the rear courtyard alongside a contemporary new fitted kitchen fitted with a range of wall and base units with contrasting worksurfaces. A three piece ground floor bathroom can also be accessed via the kitchen. Entry into a useful cellar can be found via the dining room, ideal for dry storage space. To the first floor, a shaped landing provides entry into three good sized bedrooms. Externally, to the front of the house, there is a low maintenance gated garden with a pathway leading up to the entrance door. To the rear of the property, a paved courtyard area provides an ideal space for alfresco dining during those summer months. A large enclosed lawned garden can also be found to the rear with timber fenced boundaries. It is also worth noting that many of the neighbouring houses use the area to the rear of the property for off road parking. This property is conveniently situated for local schools, bus routes and amenities on Woodsend Road and Woodsend Circle. St Monica's RC Primary School, Acre Hall Primary School and Wellacre Technology Academy are all within 0.5 mile, as well as being within the catchment for Urmston Grammar. We strongly recommend arranging an appointment to avoid disappointment. Contact VitalSpace Estate Agents on for further information.







Features

- Three bedrooms
- Period mid terrace
- No onward chain
- Two reception rooms
- Useful storage cellar
- Deceptively spacious
- Recently refurbished
- Desirable location
- Large rear garden
- uPVC double glazing

Frequently Asked Questions

Tenure: Freehold

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

When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

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

Reasons for sale of property? Sale of buy to let property

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	68	
(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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