



HASLEMERE ROAD  
FLIXTON

OFFERS OVER

£385,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

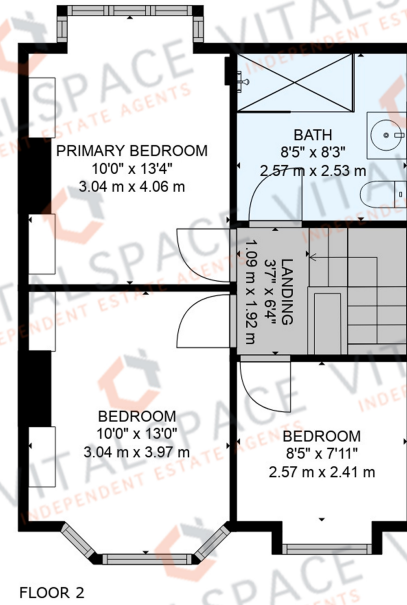
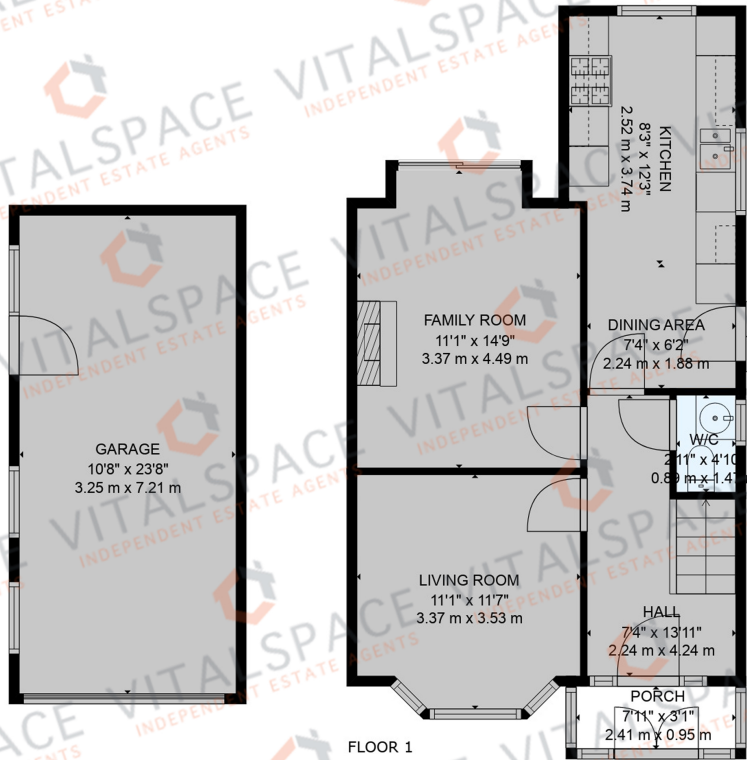


## Haslemere Road, Flixton, M41 6HA

**\*\*LARGE REAR GARDEN\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are proud to offer for sale this much loved three bedroom extended semi detached family residence located just off Church Road, within walking distance of Urmston Town Centre and a range of local amenities including Chassen Park and Chassen Road train station. Due to the nature of the plot there is genuine potential for further extensions subject to obtaining the required planning consent. In brief the accommodation comprises entrance vestibule, welcoming hallway, bay fronted living room, a generously sized sitting/dining room alongside an extended kitchen. A downstairs WC can be found under the stairs and completes the ground floor accommodation. To the first floor, a shaped landing, the three well proportioned bedrooms and a three piece tiled shower room. Externally, to the front of the property there is a generous driveway which continues to the side leading to a brick built detached garage to the rear. There is also a mainly lawned garden with mature beds. The rear garden is a real treat and must be viewed to be appreciated. Benefiting from a large mainly lawned garden, mature beds and a paved patio area ideal for a alfresco dining during those summer months. Contact VitalSpace Estate Agents on to arrange a viewing appointment.







## Features

- Three bedrooms
- Semi detached property
- Large rear garden
- Extended accommodation
- Brick built garage
- Gas central heating
- Desirable location
- Scope to update
- Viewing essential
- Convenient for amenities

## Frequently Asked Questions

How long have you owned the property for? Property within the family for 30 + years

When was the roof last replaced? Date unknown

How old is the boiler and when was it last inspected? Gas central heating - serviced 26/04/24

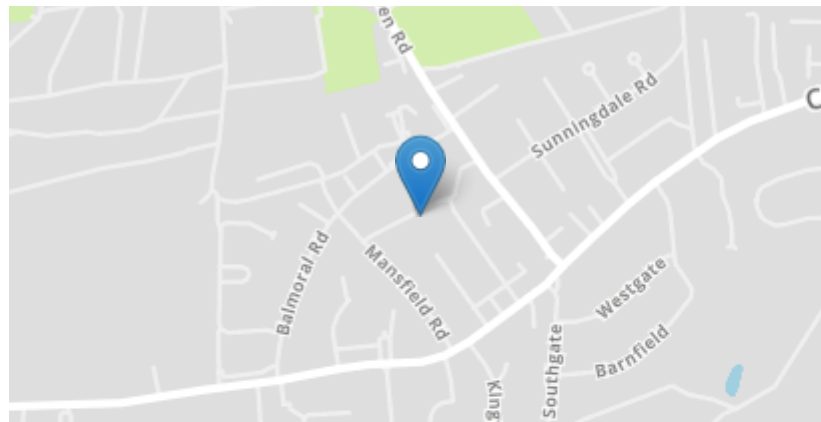
When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, kitchen - date unknown

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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