



REDESMERE PARK  
FLIXTON

£465,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



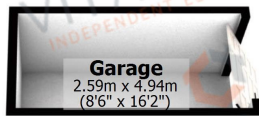
# Redesmere Park, Flixton, M41 9FP

**\*\*VIDEO TOUR\*\* - \*\*FULLY REFURBISHED\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this beautifully presented, significantly extended **FOUR BEDROOM** semi detached property situated on a large corner plot on a highly desirable tree lined road. The property offers spacious family accommodation throughout, benefiting from an updated gas central heating system and uPVC double glazing. Downstairs, the tastefully decorated accommodation comprises of a porch, a warm and welcoming entrance hallway and a generously sized living room which opens into a 15ft dining area, with double doors leading out into the rear garden. Without doubt, the hub of this family home is the large eat-in kitchen complete with a contemporary range of wall and base units with contrasting worksurfaces, alongside a breakfast bar with space for seating. A utility room and a luxury tiled three piece bathroom with a shower over bath combination completes the ground floor accommodation. Stairs rise to a shaped first floor landing which provides entry into four generously proportioned bedrooms and a three piece shower room. As mentioned, this property is positioned on a larger than average corner plot with gardens to three sides. A gravel driveway to the front of the property provides excellent off road parking facilities for multiple vehicles suitable for any family. To the side and rear, the private, part lawned, part paved garden is approached via gravel pathways which leads up to a detached garage. The rear garden provides a perfect area for a large table and chairs, ideal for alfresco dining during those summer months. The property was comprehensively refurbished in 2022 benefiting from a full electrical re-wire, new plumbing, a smart heating system and CCTV. The loft is also part boarded with lighting, ideal for dry storage space. The home is positioned in a highly desirable area, within walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, restaurants. Contact VitalSpace Estate Agents for further information.





## Ground Floor



## First Floor



## Features

- Four bedrooms
- Semi detached property
- Significantly extended
- Comprehensively refurbished
- Quiet Flixton location
- Large eat-in kitchen
- Private corner plot
- Ideal family home
- Large gravel driveway
- Viewing highly recommended

## Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Yes - all single storey roof and the extension is new since ownership

How old is the boiler and when was it last inspected? Gas central heating with Hive system installed in 2022

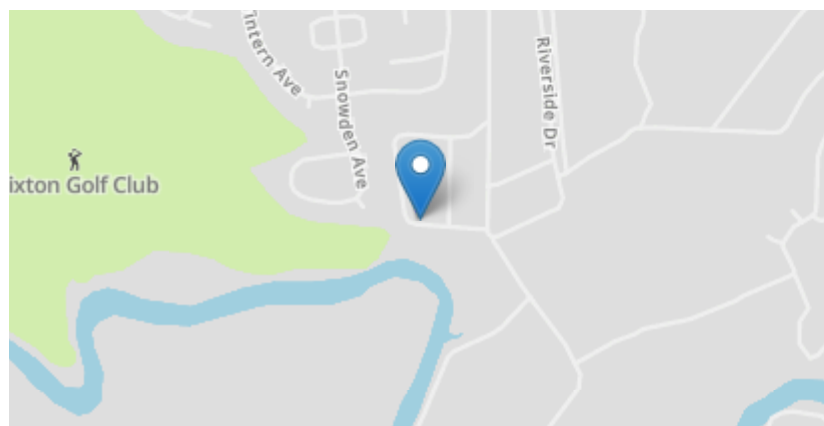
When was the property last rewired? Re-wired in 2022

Which way does the garden face? Corner plot - South and East facing

Are there any extensions and if so when were they built? Double side extension completed in March 2022

Reasons for sale of property? Move closer to family due to growing family

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.



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