



CHELSEA ROAD  
FLIXTON

OFFERS OVER

£325,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



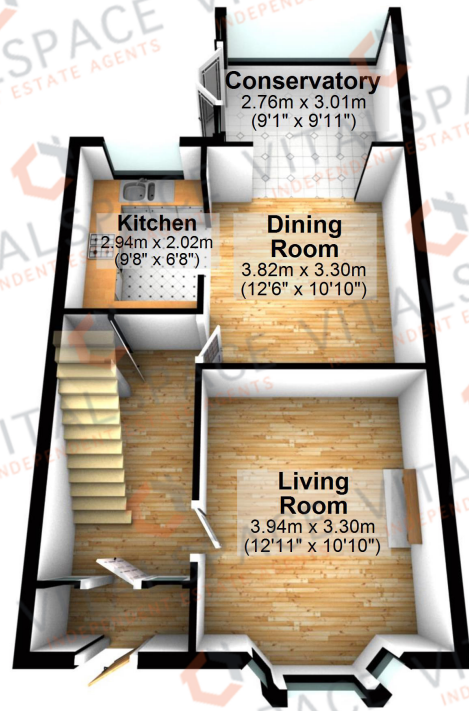
# Chelsea Road, Flixton, M41 6NF

**\*\*CUL DE SAC LOCATION\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom semi detached property situated on a peaceful Flixton cul de sac. In genuine 'move in' condition throughout, making an early viewing essential. In brief the accommodation comprises welcoming hallway, bay fronted living room, a good sized dining room, a modern kitchen and a uPVC conservatory. To the first floor level, a shaped landing provides entry into three well proportioned bedrooms and a three piece bathroom. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front of the property there is an artificial lawned garden with a block paved driveway providing ample off road parking. To the rear there is a generous paved patio area with artificial lawned garden along with a raised decked area, all of which is fenced for privacy. Whether you require convenience as a commuter, access to highly regarded schools or close proximity to local shopping facilities, this highly desirable home will satisfy a host of buyers' requirements. To book your viewing call the team at VITALSPACE ESTATE AGENTS.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Quiet cul de sac
- Three reception rooms
- Open plan dining kitchen
- Garden and driveway
- Modern tiled bathroom
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Unknown

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

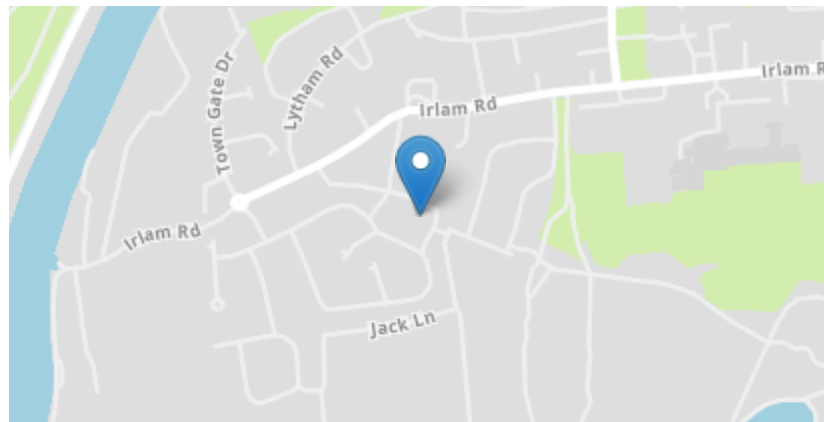
When was the property last rewired? No

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Conservatory - pre purchase

Reasons for sale of property? Relocate for work

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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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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