



CAMBRIDGE ROAD
FLIXTON

OFFERS OVER

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



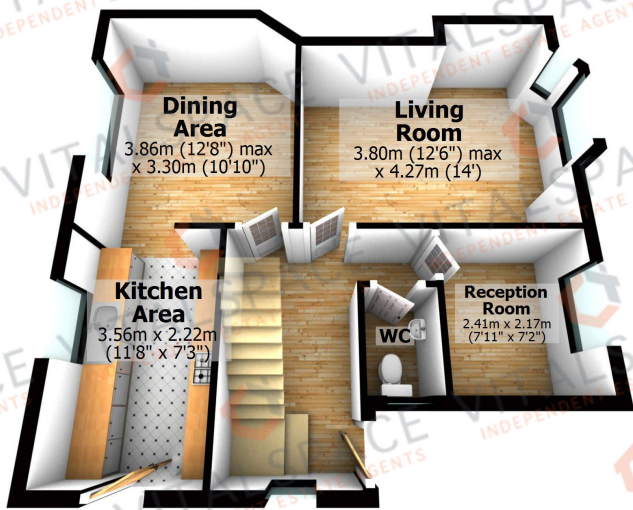
Cambridge Road, Flixton, M41 6HH

****VIDEO TOUR** - **QUIET FLIXTON CUL-DE-SAC** - VITALSPACE ESTATE AGENTS** are pleased offer for sale this exceptionally well presented THREE BEDROOM semi-detached property situated on a quiet Flixton cul-de-sac. The tastefully presented accommodation has been comprehensively updated by our clients and briefly comprises; porch, a warm and welcoming entrance hallway, a spacious bay fronted living room and a generously sized dining area which opens into an impressive open plan breakfast kitchen with doors opening out into the rear garden. A versatile reception room can also be found on the ground floor suitable for use as a further bedroom or home office/study. Stairs rise from the entrance hallway to the first floor level where two large bedrooms can be found alongside an modern three piece tiled bathroom. Externally to the front of this property, a generous slate driveway providing excellent off road parking facilities. To the rear, a SOUTH WEST facing, enclosed shaped lawn garden can be found with a large pergola, decked patio area and timber fenced boundaries. Perfectly positioned for Urmston town centre yet enjoying a more peaceful setting. Urmston town centre has an excellent range of shops, general services and restaurants. There are excellent local schools in the area for children of all ages. For commuters this property is just minute walking distance to Chassen Road station and has excellent access to the motorway network. We thoroughly recommend an internal inspection to appreciate this superb home. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Ground Floor



First Floor



Features

- Two / Three bedrooms
- Semi detached property
- Immaculate Condition
- Quiet Flixton cul-de-sac
- Open plan dining kitchen
- Close to Amenities
- Versatile accommodation
- South West facing garden
- Driveway parking
- Viewing highly recommended

Frequently Asked Questions

How long have you owned the property for? 4 yrs

When was the roof last replaced? Not that the owner is aware of

How old is the boiler and when was it last inspected? Gas central heating - new circa 4 years ago

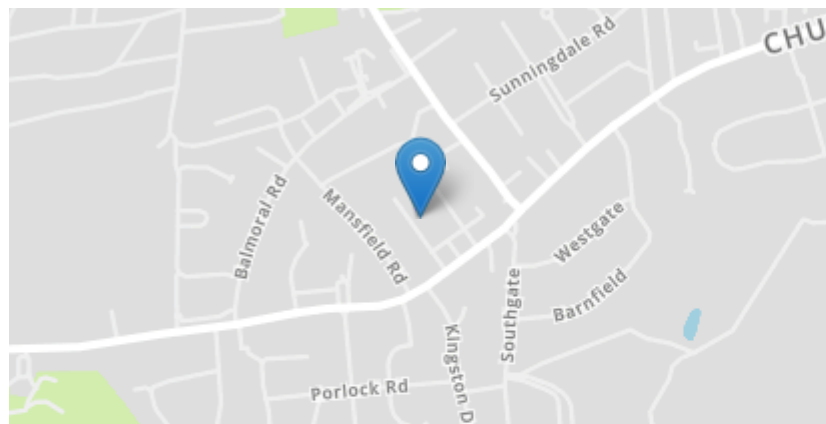
When was the property last rewired? No

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Relocate and upsize

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 | | | |
| | | 58 | 81 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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