



DERWENT ROAD
FLIXTON

OFFERS OVER

£375,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



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INDEPENDENT ESTATE AGENTS



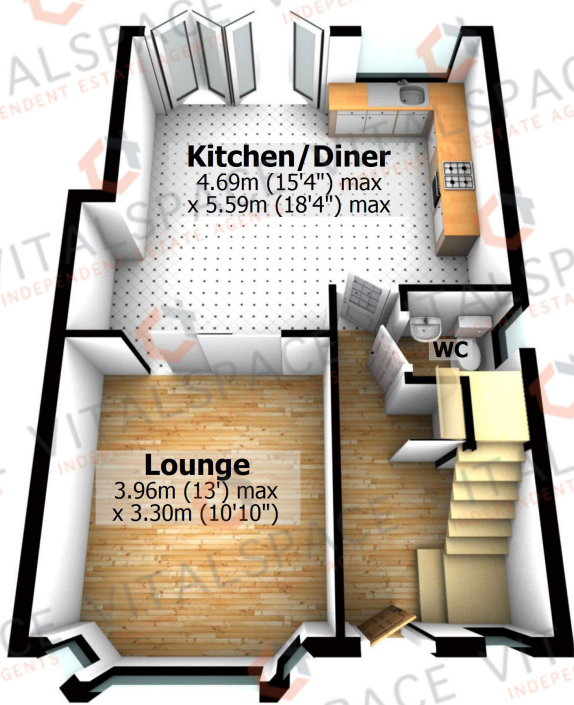
Derwent Road, Flixton, M41 8UD

****VIDEO TOUR** - **NO ONWARD CHAIN**** - Situated on the ever desirable Derwent Road in Flixton, this significantly extended semi detached property offers spacious, well presented accommodation benefiting from an impressive open plan dining kitchen space with integrated fridge/freezer/oven and bi-folding doors opening into the rear garden. Ideal for any growing family, this property is warmed by gas central heating and is uPVC double glazed throughout and briefly comprises; a welcoming entrance hallway, a bay fronted living room with wood burning fire, a downstairs WC and an extended dining kitchen with bi folding doors leading out into the rear garden. The modern fitted kitchen features a central island alongside a range of high gloss wall and base units, a wine fridge, dryer and a dishwasher as well as solar Velux window blinds. To the first floor there are THREE BEDROOM and a contemporary recently updated four piece bathroom with a corner bath and separate walk in shower. Externally this property benefits from off road parking in the form of a driveway whilst to the rear, a mainly lawned SOUTH facing garden is enclosed by timber fenced boundaries with a paved patio ideal for alfresco dining during those summer months. Further benefits of this tastefully presented home include a full electrical rewire in 2020, uPVC double glazing and gas central heating. This property is situated in a convenient location between Irlam and Moorside Road close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. Presented to a high standard, we strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

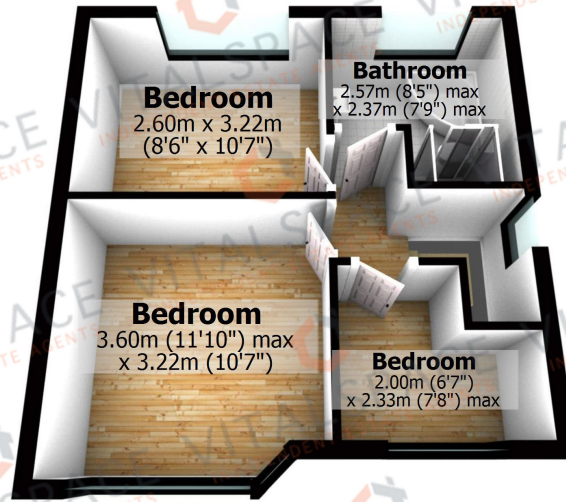




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Gas central heating
- Popular Flixton location
- Impressive entertaining dining kitchen
- Ideal first time home
- Downstairs WC
- Driveway parking
- Viewing essential
- Contemporary bathroom

Frequently Asked Questions

How long have you owned the property for? 4.5 years

When was the roof last replaced? Not during ownership

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

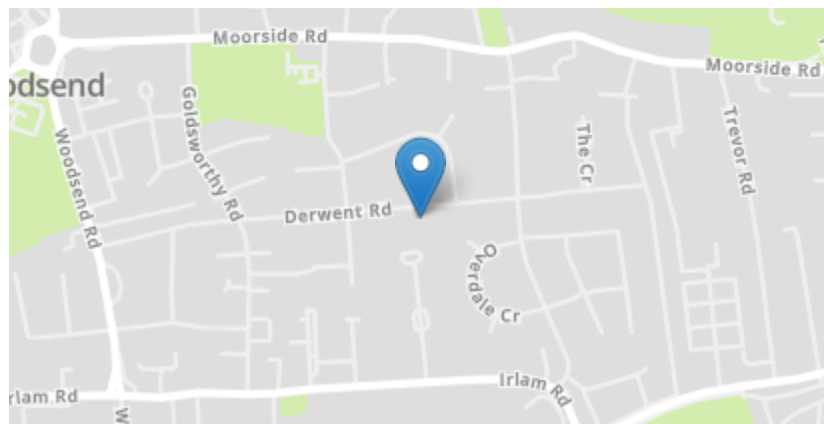
When was the property last rewired? Yes

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Rear in 2019

Reasons for sale of property? Upsize 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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