



**BEST**  
ESTATE AGENT GUIDE  
**AWARDS 2024**  
**TOP 500**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

KINGSTON DRIVE  
FLIXTON

OFFERS OVER

**£325,000**

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



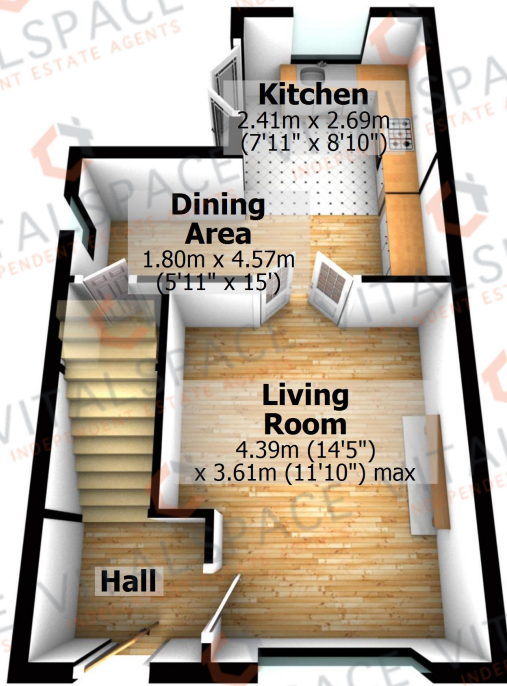
# Kingston Drive, Flixton, M41 9ES

**\*\*COMPREHENSIVELY REFURBISHED\*\*** - **\*\*VIDEO TOUR\*\*** - **\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to bring to the market this stunning, meticulously refurbished TWO DOUBLE BEDROOM semi detached property situated in a quiet location just off Church Road in Flixton. Ideally situated for local schools, amenities and transport links and would make an ideal first time purchase. Updated by our clients to an exceptional standard, this tastefully decorated home benefits from a newly installed gas central heating system, updated electrics, a newly installed kitchen and bathroom, LVT flooring and a full internal re-plaster. In brief the attractive accommodation comprises; a warm and welcoming entrance hallway which provides access into a spacious living room with a range of bespoke fitted cupboards. Double opening Crittall style doors lead into an extended open plan dining kitchen complete with a host of shaker wall, base and cabinet units incorporating an integrated fridge/freezer, hob and oven with contrasting butcher block worksurfaces. Stairs rise up to the first floor level where a shaped landing leads into two large double bedrooms, both with newly installed carpet alongside a tastefully appointed three piece shower room with a large walk in shower and a contemporary vanity unit, complimented by black accent fittings. Externally, this property is positioned on a landscaped corner garden plot, approached via a gravel driveway providing excellent off street parking facilities. A shaped lawned garden and gravel pathway leads through to the rear garden via a wood gate where a tranquil, low maintenance garden and seating area can be found providing a perfect space for alfresco dining during those summer months. Rarely do properties finished to this high standard come to the market and therefore we highly recommend arranging an internal inspection to avoid disappointment.

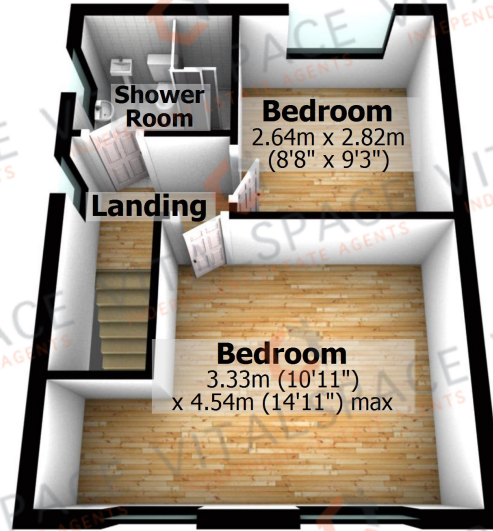




## Ground Floor



## First Floor



## Features

- Two double bedrooms
- Semi detached property
- Extended accommodation
- Attractive corner plot
- uPVC double glazing
- Meticulously refurbished
- New central heating system
- Immaculate presentation
- Open plan dining kitchen
- Luxury tiled bathroom

## Frequently Asked Questions

When was the roof last replaced? Overhauled in 2024

How old is the boiler and when was it last inspected? New gas central heating system - Worcester combi boiler with HIVE controls

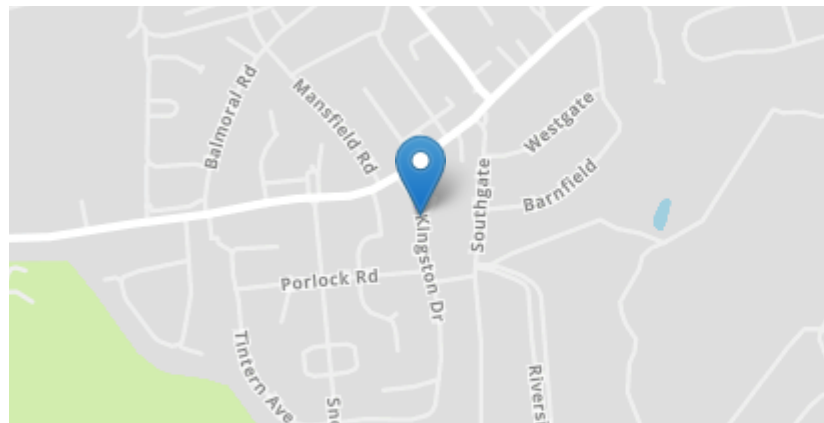
When was the property last rewired? Partial re-wire 2024. Electric certificate available

Which way does the garden face? West facing side garden / South facing front garden

Are there any extensions and if so when were they built? Yes, kitchen extension - circa 1990's

Reasons for sale of property? Property developer sale

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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	86
England, Scotland & Wales		EU Directive 2002/91/EC	

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