



ALDERMERE CRESCENT  
FLIXTON

£485,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



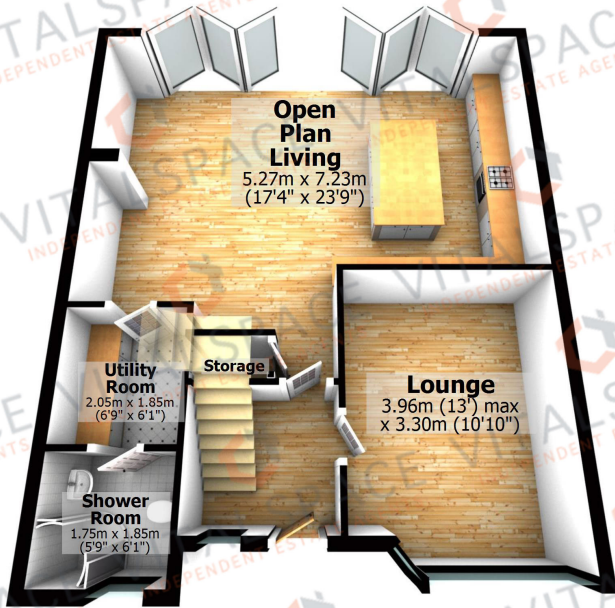
# Aldermere Crescent, Flixton, M41 8UF

**\*\*VIDEO TOUR\*\* - \*\*A BEAUTIFULLY EXTENDED FAMILY HOME ARRANGED OVER TWO FLOORS WITH A STUNNING OPEN PLAN DINING KITCHEN\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for sale this delightful FOUR BEDROOM semi detached property offering tastefully presented and deceptively spacious accommodation in a popular pocket of Flixton. In recent years this property has been significantly extended to provide contemporary accommodation ideal for modern day family living. In brief this attractive property briefly comprises; a warm and welcoming entrance with understairs storage, a bay fronted living room and an enviable open plan dining kitchen with bi-fold doors opening out into a landscaped SOUTH facing garden. The kitchen itself comes complete with a host of 'Shaker' style wall, base and larder units incorporating a range of integrated appliances with contrasting worksurfaces above. A central breakfast island with space for seating divides the room creating a perfect further sitting and dining area. A useful utility room and downstairs shower room completes the ground floor accommodation. Stairs rise to the first floor level with access into four generously sized bedrooms and a well appointed three piece tiled bathroom with a shower over bath combination. Externally, this property is approached via a concrete imprinted driveway providing excellent off road parking facilities. The rear SOUTH facing garden is a real treat and benefits from a raised decked area with steps leading down into a mature garden, mainly laid to lawn with a paved patio to the rear. A further benefit of this property can be found to the rear of the garden in the form of a brick built outbuilding currently used as a bar, perfect for those summer parties. This property is situated in a quiet, yet convenient location situated just off Marlborough Road within walking distance of Davyhulme Golf Course. Further benefits of this refurbished family home include a full electrical re-wire in 2017, a newly installed gas boiler in 2020 and a side and rear extension in 2023. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space situated in an enviable quiet location. Contact VitalSpace Estate Agents on to arrange an internal inspection.**

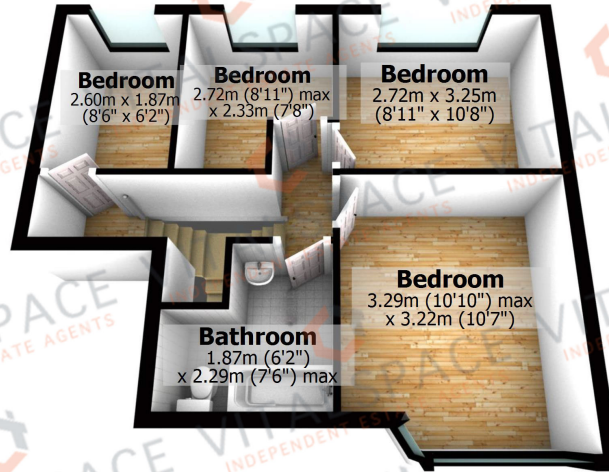




## Ground Floor



## First Floor



## Features

- Four bedrooms
- Semi detached property
- Significantly extended
- Open plan dining kitchen
- Utility and shower room
- Quiet Flixton road
- Ideal family home
- South facing rear garden
- Gas central heating
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Unknown - not during ownership

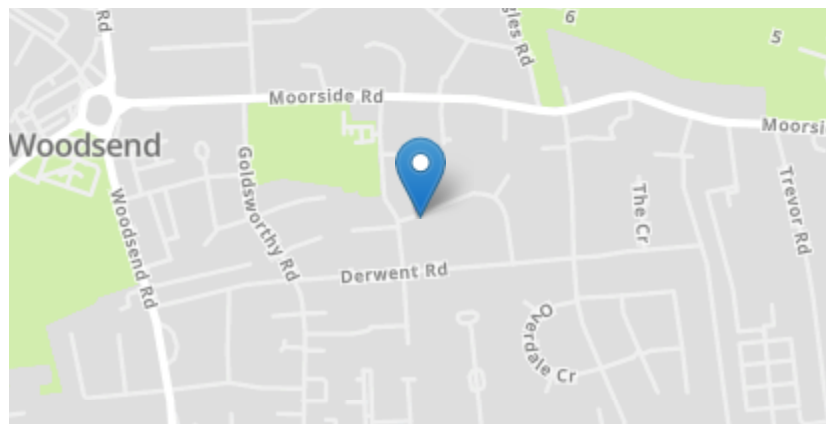
How old is the boiler and when was it last inspected? Gas central heating - new in 2020

When was the property last rewired? 2017

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Side and rear extension in 2023

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			
		71	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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