



FLIXTON ROAD
FLIXTON

OFFERS OVER

£440,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

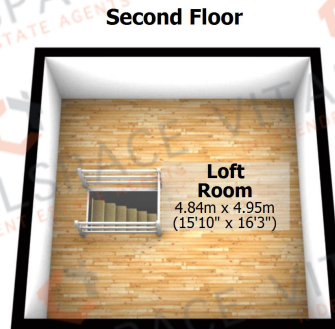
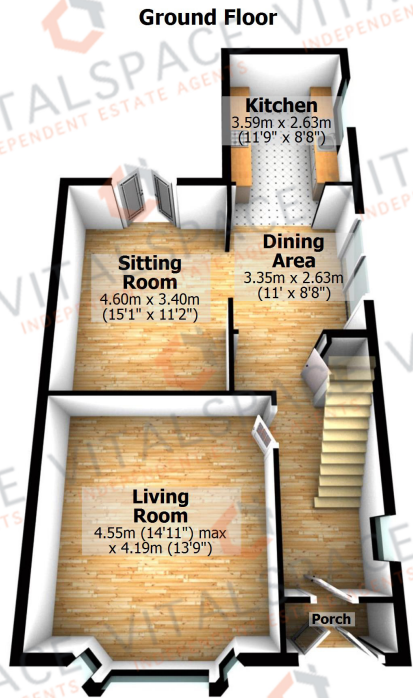


Flixton Road, Flixton, M41 5GW

VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious, THREE BEDROOM semi detached family home benefiting from open aspect views over Flixton Park to the front. This desirable dwelling offers an abundance of extended living space featuring three reception rooms as well as the added benefit of a converted loft room. In brief, this tastefully decorated family home offers accommodation arranged over three floors and comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room with a feature log burning fire and a good sized sitting room with double uPVC doors opening out into the rear garden. A spacious dining room opens into a kitchen fitted with a host of solid wooden units and contrasting wood worksurfaces above. Stairs rise up to the first floor level which provides entry into THREE GOOD SIZED BEDROOMS alongside a contemporary three piece bathroom with a shower over bath combination. A permanent staircase rises from the first floor landing, up to a useful converted loft space, ideal for use as a home office, study or games room. Externally, to the front of the property, a driveway provides excellent off road parking facilities for multiple vehicles. To the rear, there is a raised decked and paved patio areas which surround the property to the rear and side. The extensive low maintenance paved patio area provides a perfect space for outside entertaining during those summer months. This enviable family residence is well maintained and conveniently situated within easy reach of an excellent range of shops, schools and restaurants. For commuters, the property positioned is within close proximity to the motorway network, Flixton Train Station and just 15 minutes walk into Urmston town centre.







Features

- Three bedrooms
- Semi detached property
- Arranged over three floors
- Extended accommodation
- Open aspect views
- Three reception rooms
- Open plan living
- Gas central heating
- uPVC double glazing
- Useful loft room

Frequently Asked Questions

How long have you owned the property for? 12 years

When was the roof last replaced? Not during ownership

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

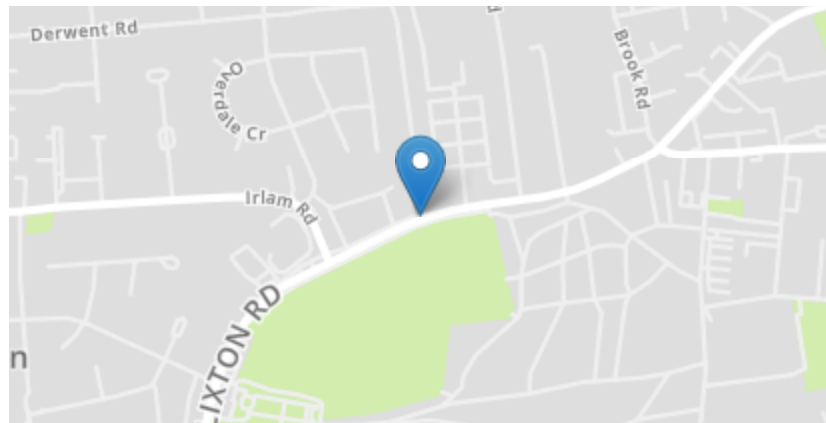
When was the property last rewired? Yes, 24 years ago

Which way does the garden face? North facing rear garden - South facing Park views

Are there any extensions and if so when were they built? Not during ownership

Reasons for sale of property? Relocate and downsize

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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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