



AMBLESIDE ROAD  
FLIXTON

£485,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

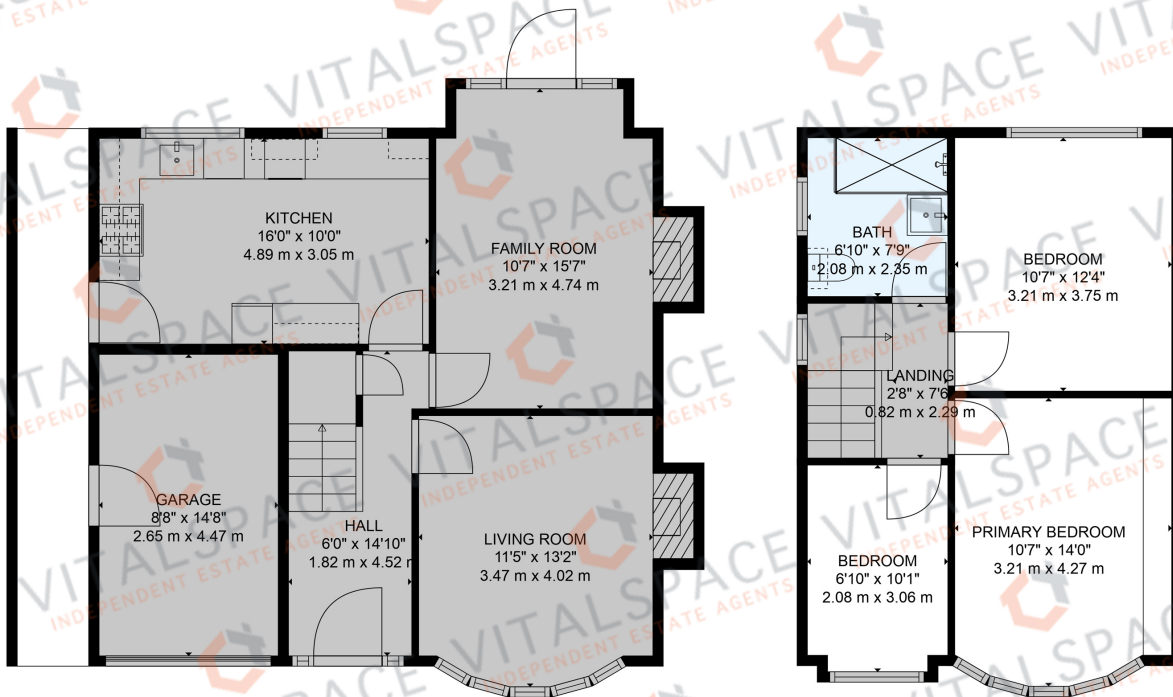


## Ambleside Road, Flixton, M41 6QP

**\*\*VIDEO TOUR\*\* - \*\*TREE LINED ROAD\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this highly desirable THREE BEDROOM detached family residence situated in a fantastic, quiet location on a popular tree lined road in Flixton. This enviable, extended 1930's home retains a host of original features with spacious and beautifully presented accommodation arranged over two extensive floors. Updated and redecorated by our clients to provide a true turn key home, in brief the accommodation comprises; entrance vestibule, a large warm and welcoming hallway, a generously sized bay fronted living room, ideal for relaxing and entertaining, a well proportioned dining room with access out into the rear garden alongside a 16ft fitted breakfast kitchen complete with a range of wall and base units with contrasting worksurfaces. Stairs rise to the first floor level where a shaped landing gives access into three large, airy bedrooms and a stylishly appointed three piece shower room complete with a double sized shower area and luxury sanitary ware. Externally this property is set back from Ambleside Road, approached by a recently resurfaced tarmac driveway providing excellent off road parking facilities, leading up to an attached garage with double opening garage doors. To the rear there is a shaped lawned garden with established raised borders and a large paved patio area providing a perfect space for alfresco dining during those summer months. Further benefits of this desirable family home include a new roof fitted in 2012, a regularly serviced gas central heating system, a full boarded loft with ladder access and uPVC double glazing throughout. Located on the ever popular tree lined Ambleside Road, within close proximity to several highly regarded schools, popular amenities and transport links including Flixton Train Station. Perfect for any growing family. Contact VitalSpace Estate Agents on for further information.







GROUND FLOOR

FIRST FLOOR

## Features

- Three bedrooms
- 1930's detached home
- Original Features
- 16ft fitted kitchen
- Tree lined location
- Excellent family home
- Luxury tiled shower room
- Garage and driveway
- Regularly serviced boiler
- Updated uPVC double glazing

## Frequently Asked Questions

How long have you owned the property for? 7.5 years

When was the roof last replaced? New roof in 2012

How old is the boiler and when was it last inspected? Gas central heating - serviced in August 2024

When was the property last rewired? Updated consumer unit

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Kitchen but pre purchase

Reasons for sale of property? Relocate

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>		74
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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