



# THE FOLD FLIXTON

OFFERS OVER

# £435,000

-  4 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  VIRTUAL TOUR



## VITALSPACE

INDEPENDENT ESTATE AGENTS



# The Fold, Flixton, M41 5SP

**\*\*VIRTUAL TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this significantly extended FOUR BEDROOM DETACHED property situated within a small cul-de-sac just off the popular Moorside Road. Positioned within easy reach of a range of attractive amenities, highly regards schools, Davyhulme Golf Club and Trafford General Hospital, this spacious property would be ideal for any growing family. In brief the tastefully decorated accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room, a 16ft dining room with double doors opening out into the rear garden and a contemporary kitchen complete with a range of integrated appliances and a tiled floor. To the first floor, an impressive landing space provides access into four good size bedrooms and a luxury tiled three piece family bathroom with twin sinks. Externally, there is a concrete imprint driveway providing access to a detached double garage with electric garage door. The garage itself benefits from power, lighting and a water supply. To the rear of the property, a secluded south facing garden can be found with a paved patio area, a shaped lawned garden and timber fenced boundaries. Further benefits of this well proportioned family home include gas central heating, uPVC double glazing and open aspect views over neighbouring allotments to the rear. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.





### Ground Floor



### First Floor



## Features

- Four bedrooms
- Detached family home
- Quiet Flixton cul-de-sac
- South facing rear garden
- Open aspect views
- Two large reception rooms
- Ideal family home
- Extended accommodation
- Viewing advised
- Detached garage and driveway

## Frequently Asked Questions

How long have you owned the property for? Since 2012

How old is the boiler and when was it last inspected?  
combi - 8 years old

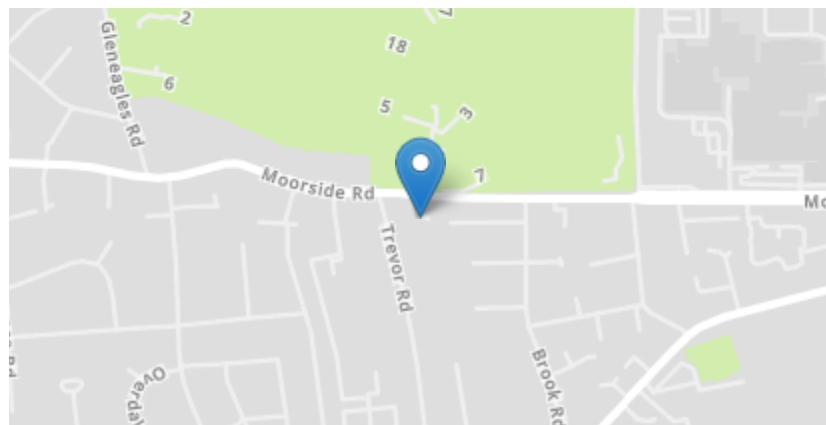
When was the property last rewired? new consumer unit 5 years ago

Which way does the garden face? south facing rear garden

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

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>70</b>	

EU Directive 2002/91/EC

England, Wales & N.Ireland

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