



WOODSEND ROAD
FLIXTON

OFFERS OVER

£365,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS

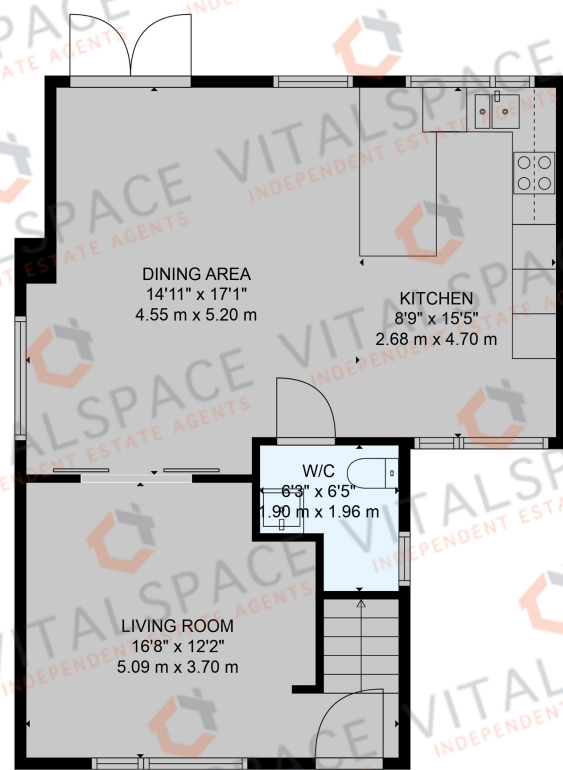


Woodsend Road, Flixton, M41 8QT

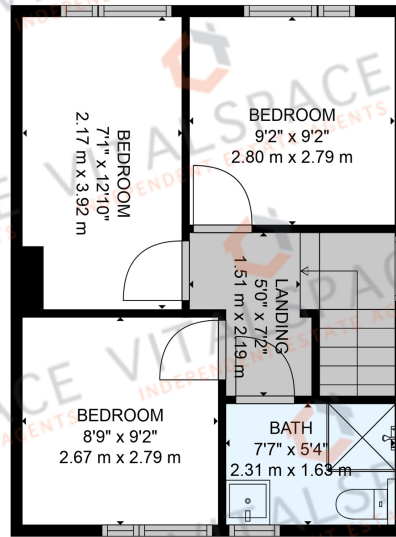
****NO ONWARD CHAIN** - **RECENTLY RENOVATED**** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this immaculately presented, comprehensively refurbished THREE BEDROOM semi-detached property situated on a quiet Flixton road. This property is set back off Woodsend Road, ideal for any growing family, close to a range of local amenities, transport links and is within the catchment area for several popular schools. This property has been significantly extended and updated by our clients and in brief, the tastefully presented accommodation comprises; a warm and welcoming entrance hallway, a generously sized living room with a feature timber clad wall with double sliding glass doors opening into an impressive open plan kitchen/dining/sitting area complete with newly fitted kitchen and bi-folding doors leading out into the rear garden. The kitchen itself comes complete with a range of 'Shaker' style fitted wall, base and cabinet units incorporating an integrated dishwasher, a fridge/freezer, oven and a four ring electric hob. A useful downstairs WC can also be accessed via the kitchen. To the first floor, the reconfigured accommodation presents three generously sized bedrooms alongside a luxury three piece shower room with a hand wash basin set in a vanity unit accompanied by black accent fittings. Externally, to the front of this desirable property, a gravel driveway provides off road parking for multiple vehicles. To the rear, an exceptionally spacious garden can be found with a selection of mature plants and bushes. A paved patio area provides a suitable space for alfresco dining during those summer months. Further benefits of this enhanced family home include a newly installed gas central heating system, a new roof, a new electrical re-wire and a large side and rear extension. Offered for sale with no onward chain, an internal inspection comes highly recommended. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







FLOOR 1



FLOOR 2

Features

- Three bedrooms
- Semi detached property
- Open plan dining kitchen
- Fully refurbished
- Downstairs WC
- Luxury shower room
- Conveniently located
- Driveway parking
- Large private garden
- Viewing highly recommended

Frequently Asked Questions

How long have you owned the property for? 2023

When was the roof last replaced? 2023

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

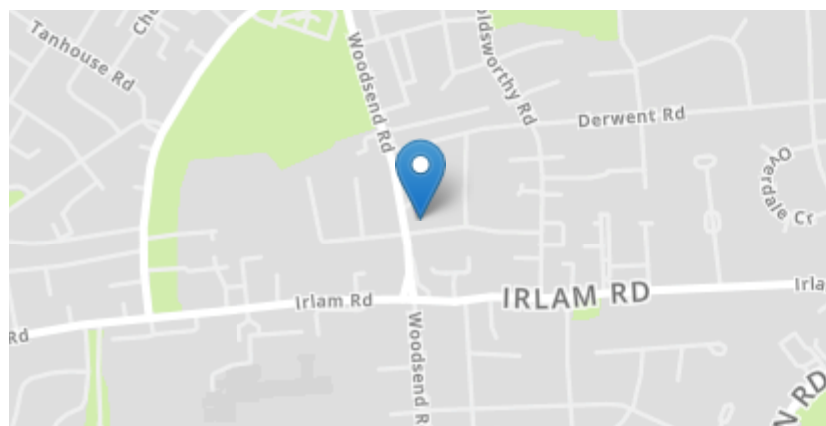
When was the property last rewired? 2023

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Rear extension - 2023

Reasons for sale of property? Sale of investment property.

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		84
(69-80)	C		
(55-68)	D	69	
(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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