



BOSDIN ROAD EAST
FLIXTON

£500,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



Bosdin Road East, Flixton, M41 6PD

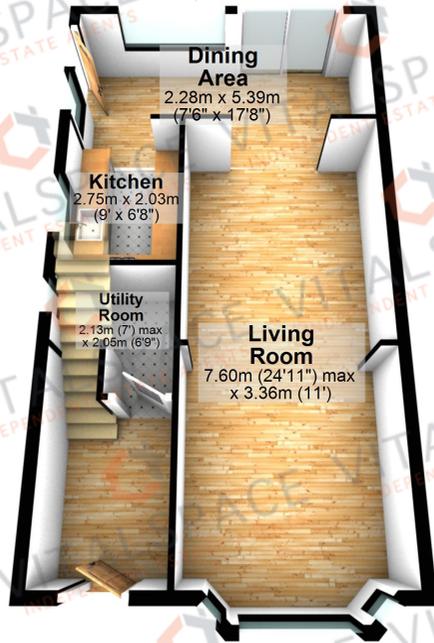
****QUIET CUL-DE-SAC** - **VIDEO TOUR** - **SOUTH FACING LANDSCAPED GARDEN****

- VitalSpace Estate Agents are delighted to present this beautifully presented and significantly extended four bedroom semi detached family home, tucked away in a peaceful and highly sought-after Flixton cul-de-sac. Thoughtfully updated by the current owners in recent years, this home offers a perfect blend of comfort, style and space, ideal for modern family living. Step inside through the entrance porch into a warm and welcoming hallway, setting the tone for the rest of the property. The impressive 24ft bay fronted living room provides a wonderful space to relax, complete with elegant pocket doors that open effortlessly into a generous dining room, ideal for family meals or entertaining guests. From here, the space flows naturally into a luxury, recently fitted kitchen, creating a sociable heart of the home. The kitchen has been designed with both style and practicality in mind, featuring a range of shaker-style wall and base units, sleek Quartz worktops, integrated appliances and under-counter lighting that adds a contemporary finish. A conveniently positioned utility room on the ground floor provides additional practicality for busy family life. Upstairs, the first floor landing leads to four well proportioned bedrooms, offering flexible space for growing families, guests or a home office. These rooms are served by a modern three piece tiled family bathroom complete with a shower over bath combination. Outside, the home continues to impress. Tucked away in the corner of the cul-de-sac, the property benefits from a generous driveway providing ample off road parking for several vehicles. To the rear lies one of the property's standout features, a beautifully landscaped, south facing garden designed to enjoy sunshine throughout the day. A large elevated Indian stone patio creates the perfect setting for outdoor dining and summer gatherings, with steps leading down to a shaped lawn framed by mature hedgerows and trees, offering a wonderful sense of privacy and tranquillity. Further benefits include uPVC double glazing and a regularly serviced gas central heating system. The location is equally appealing. Situated on a charming setting just off Brooklyn Avenue, the property is only a short walk from Flixton train station and within easy reach of Urmston town centre, known for its vibrant mix of independent shops, cafés and restaurants. Nature lovers will enjoy nearby Wellacre Country Park, Jack Lane Nature Reserve, and Flixton Playing Fields, while the popular Dutton's Pond offers a peaceful local spot for walking and angling.





Ground Floor



First Floor



Features

- Four spacious bedrooms
- Semi detached property
- Extended accommodation
- 119 Sqm / 1280 Sqft
- Quiet Flixton cul-de-sac
- South facing gardens
- Driveway and garage
- Excellent family home
- Useful utility room
- Immaculate condition

Frequently Asked Questions

How long have you owned the property for? 22 years

When was the roof last replaced? Yes but pre purchase

How old is the boiler and when was it last inspected? Gas central heating - last serviced 02/26

When was the property last rewired? No

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, rear extension pre purchase

Reasons for sale of property? Downsize and 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.



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