



CHERITON ROAD
FLIXTON

£270,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



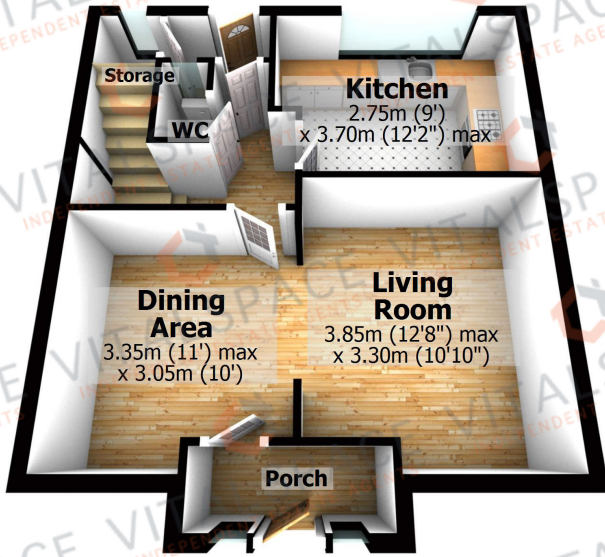
Cheriton Road, Flixton, M41 8RL

****EXCELLENT FAMILY HOME**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious FOUR BEDROOM mid terrace property situated on a quiet Flixton road. Ideal for any growing family, the accommodation comprises; a warm and welcoming entrance hallway, a spacious dining room, a good sized 12ft living room and a modern fitted kitchen complete with a range of wall and base units with contrasting worksurfaces. A downstairs WC completes the ground floor accommodation. To the first floor, a shaped landing provides entry into four bedrooms alongside a contemporary three piece tiled shower room. Externally, this property is situated on a good sized plot with gardens to both the front and rear. To the rear, a low maintenance South West facing paved garden provides an ideal space for alfresco dining during those summer months. Located close to a range of popular amenities at Woodsend Circle, a selection of highly regarded schools and major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

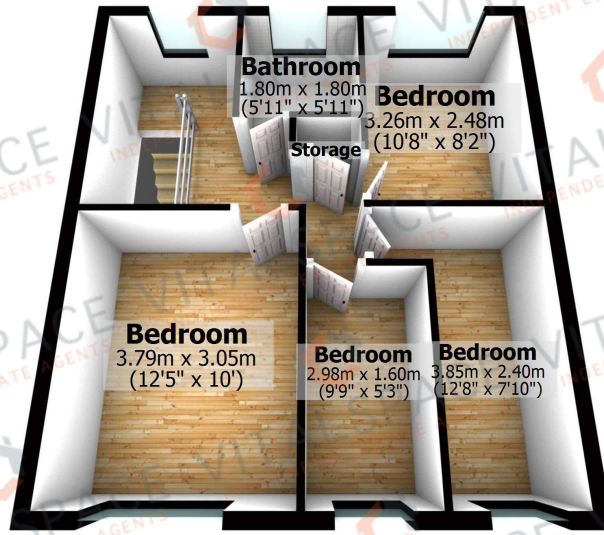




Ground Floor



First Floor



Features

- Four bedrooms
- Mid terrace property
- Modern fitted kitchen
- Gas central heating
- uPVC double glazing
- South West facing garden
- Two reception rooms
- Downstairs WC
- Popular location
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Unknown

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

When was the property last rewired? No

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Upsize

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		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(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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