



EASTWAY  
FLIXTON

£825,000

 5 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 BAND E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

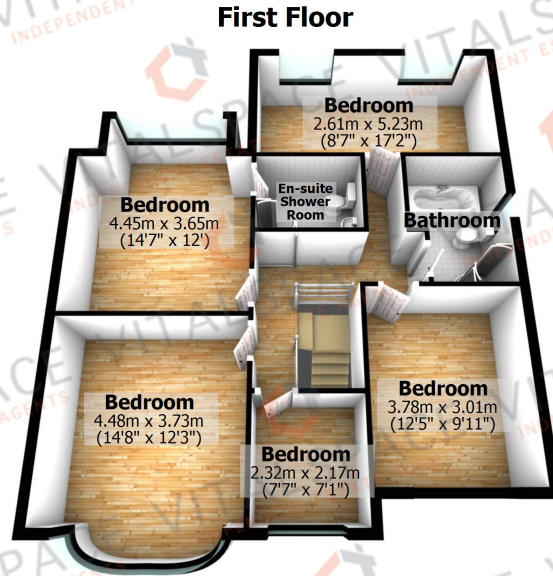
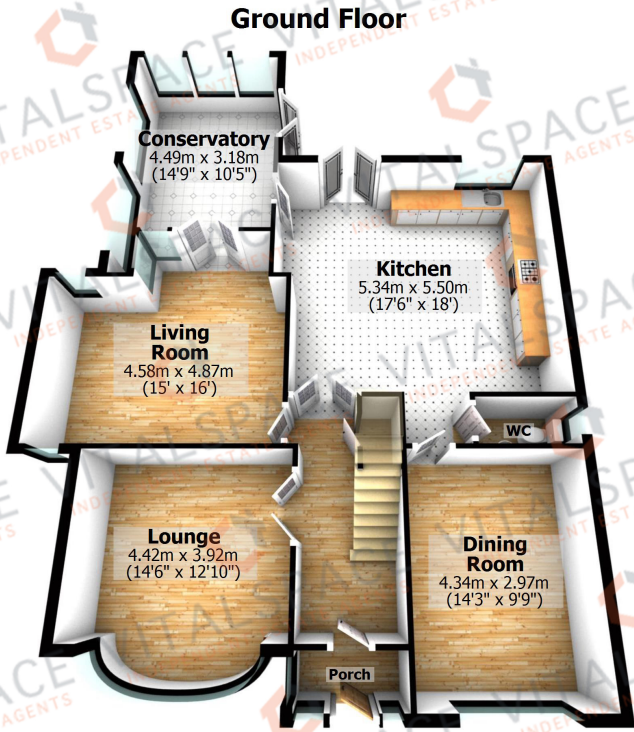


# Eastway, Flixton, M41 8SG

**\*\*IMPRESSIVE SPECIFICATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this simply incredible, comprehensively refurbished and remodelled FIVE BEDROOM detached family home located on a highly desirable Flixton cul-de-sac. Situated within a popular residential area close to Davyhulme Park Golf Club, and convenient for a range of highly regarded local schools. Offering spacious accommodation, boasting a larger than average mature plot, this property would be ideal for any growing family. In brief, this enviable property comprises; a warm and welcoming entrance hallway, a well proportioned bay fronted sitting room, a generously sized 'Inglenook' living room alongside a stunning orangery with a lightweight tiled roof and double doors opening into the landscaped rear garden. A bespoke breakfast kitchen has been fitted within the last 12 months complete with a comprehensive range of wall, base and larder units complimented by granite worksurfaces, bespoke cabinetry and under counter lighting. The kitchen itself comes complete with a large central breakfast island with useful storage cupboards below. A further versatile reception room and downstairs WC complete the ground floor accommodation. To the first floor, a shaped landing provides entry into four generously sized double bedrooms, a fifth single bedroom and a luxury tiled four piece family bathroom. An opulent master bedroom suite can on found the first floor level and benefits from an en-suite shower room. Externally, to the front of the property, a block paved driveway provides off road parking for multiple vehicles and an EV car charging point. The landscaped garden at the rear is designed for relaxation and entertainment, featuring sunlight on its expansive 'Indian' stone patio throughout the day. The garden itself is well stocked with a selection of mature plants, trees and bushes with a secondary seating area. There are also two useful composite garden sheds providing ideal garden storage. This property is conveniently situated within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property is positioned within close proximity to the motorway network. Contact VitalSpace Estate Agents to arrange a viewing appointment.







## Features

- Five bedrooms
- Detached family home
- Extended accommodation
- Impressive Entertaining Kitchen
- Highly desirable location
- Comprehensively Updated
- Landscaped rear garden
- Four reception rooms
- Quiet Flixton cul-de-sac
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 23 years

When was the roof last replaced? Yes - 2002

How old is the boiler and when was it last inspected? Gas central heating - service due July 2023

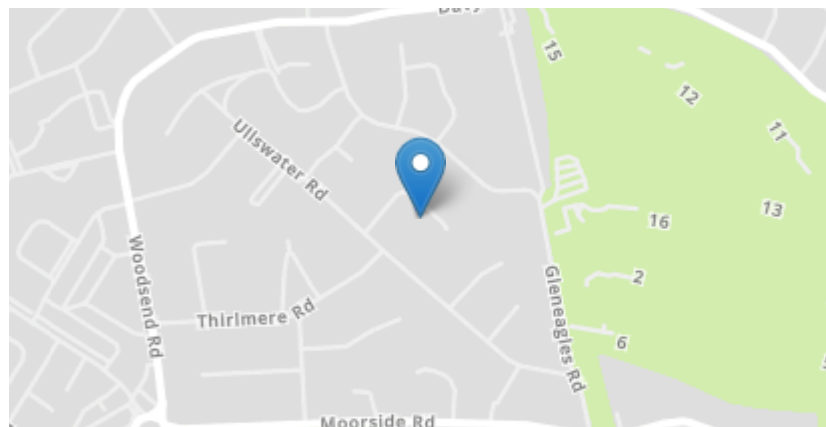
When was the property last rewired? No

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

Are there any extensions and if so when were they built? Yes, 1979 and 2002

Reasons for sale of property? Relocate to a bungalow

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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	80
(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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