



LAWRENCE ROAD
FLIXTON

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

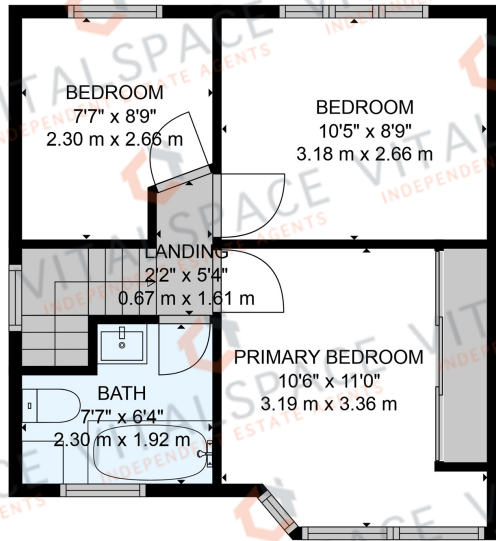
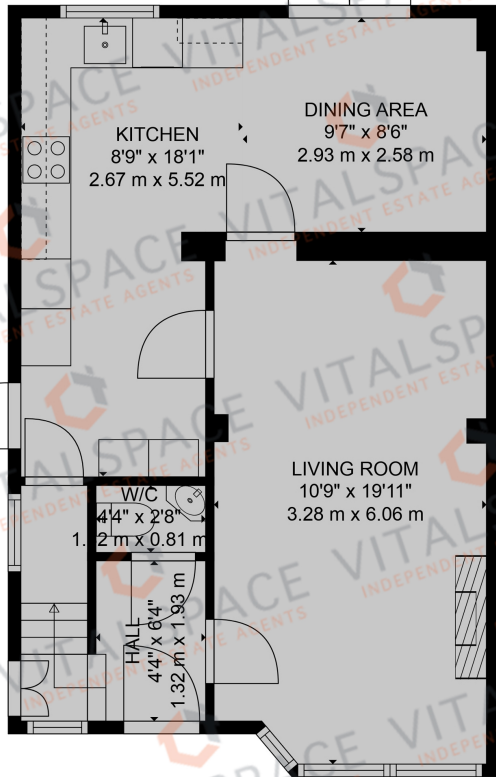


Lawrence Road, Flixton, M41 8UN

****VIDEO TOUR** - **OPEN PLAN DINING KITCHEN** - VITALSPACE ESTATE AGENTS** are pleased to offer to the sale market this beautifully presented **THREE BEDROOM** semi detached family residence situated on a popular Flixton road. Refurbished throughout only four years ago, the tastefully updated accommodation briefly comprises; a warm and welcoming entrance hallway, a generously sized 19ft bay fronted living room alongside an impressive, recently redesigned 'L' shaped open plan dining kitchen with double uPVC doors opening out into the rear garden. The kitchen itself is furnished with a comprehensive range of fitted wall and base units with a rolled edged worksurfaces incorporating a host of integrated appliances including an induction hob, a double oven, a warming draw, fridge / freezer and washer dryer. A conveniently positioned downstairs WC complete the ground floor accommodation. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a three piece fitted bathroom with a shower over bath combination. Externally to the front of the property, there is a generous, gated paved driveway providing off road parking for multiple vehicles. To the rear, there is a large paved seating area and a shaped lawned garden with mature plants, bushes and trees. As mentioned, this property was comprehensively refurbished only four years ago which included a full electrical re-wire and new plumbing including radiators and a new gas boiler. Well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of the popular Flixton Primary School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station. Contact VitalSpace Estate Agents on to arrange a viewing appointment.







Features

- Three bedrooms
- Semi detached property
- Extended dining kitchen
- Recently renovated
- Large private garden
- Desirable location
- Driveway parking
- Recently re-wired
- Downstairs WC
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 4 years

How old is the boiler and when was it last inspected? Gas central heating - new boiler in 2019 - serviced 2022

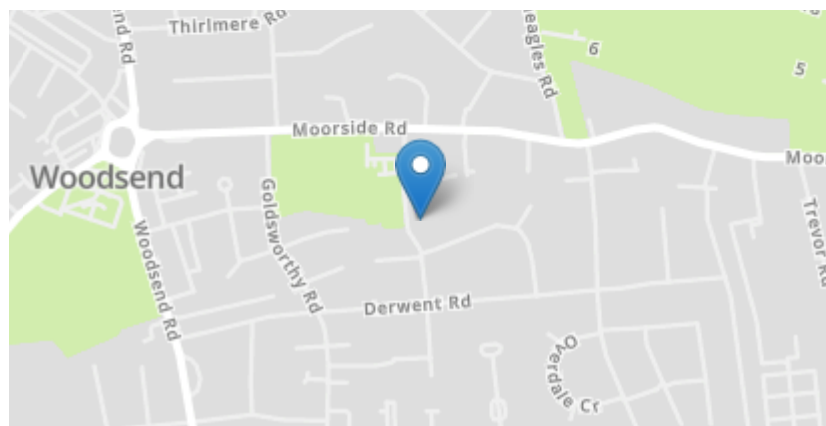
When was the property last rewired? 2019 / 2022

Which way does the garden face? East facing rear garden

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

Reasons for sale of property? Upsize 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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