



DERWENT ROAD  
FLIXTON

£350,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Derwent Road, Flixton, M41 8UJ

**\*\*EXTENDED ACCOMMODATION\*\* - \*\*NO ONWARD CHAIN\*\* -**  
**\*\*RECENTLY UPDATED\*\* - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this beautifully presented 1930s semi detached property, ideally located on the ever popular Derwent Road in Flixton. Perfectly suited for growing families, this spacious home has been updated by our clients and thoughtfully extended with the ground floor accommodation comprises of a welcoming entrance hallway, a bright and generously sized bay fronted living room alongside an extended 20ft fitted kitchen. The kitchen is fitted with a range of wall and base units with contrasting worksurfaces and opens into a second reception room currently used as a sitting room by our clients. A uPVC double glazed conservatory can be found to the rear of the property with access out into a landscaped garden with a combination of paving and lawn, perfect for summer dining and family gatherings. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a stylish, tiled three piece shower room. Additional features include an gas central heating system, uPVC double glazing throughout and off road parking via a generous paved driveway. Ideally situated between both Irwell and Moorside Road, the property enjoys close proximity to highly regarded local schools, as well as excellent transport links to the City Centre, Media City, Trafford Centre and Salford Quays. Presented to an exceptional standard throughout, this is a home that truly needs to be seen to be fully appreciated. Contact VitalSpace Estate Agents today to arrange your internal viewing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(81-91)		B	
(69-80)		C	
(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	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Extended accommodation
- Ideal family home
- uPVC double glazing
- Two reception rooms
- Recently updated
- Landscaped rear garden
- 80 Sqm / 861 Sqft

## Frequently Asked Questions

How long have you owned the property for? 40 years

When was the roof last replaced? Yes

How old is the boiler and when was it last inspected? Condenser boiler, gas central heating

When was the property last rewired? Yes

Which way does the garden face? South facing rear garden

Are there any extensions? Yes, rear extension and conservatory

Reasons for sale of property? Sale of parents 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.

**VITALSPACE**  
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