



WESTERN ROAD  
FLIXTON

£585,000



4 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Western Road, Flixton, M41 6LE

**\*\*DETACHED FAMILY HOME\*\* - \*\*SOUGHT AFTER LOCATION\*\*** - VitalSpace Estate Agents are delighted to be able to bring to the market an attractive bay fronted FOUR bedroom extended detached property on the ever sought after Western Road in Flixton. This property offers space and character in abundance and in brief comprises; generous entrance hallway, sitting room, 24ft living room and a generously sized 25ft dining kitchen. The kitchen itself forms the hub of the home fitted with a German designed 'Pronorm' kitchen which comes complete with a comprehensive range of wall and base units with with a quartz worktop, an integrated indication 'Neff' hob, oven and dishwasher. A useful downstairs WC/cloaks room completes the ground floor accommodation. To the first floor there are FOUR well proportioned bedrooms, two of which benefit from attractive fitted wardrobes as well as a recently fitted modern bathroom. Externally the property benefits from ample block paved driveway parking to the front and side whilst to the rear there is a fully landscaped and enclosed South facing rear garden. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, aeneral services









## Features

- Four bedrooms
- Detached family home
- Ample living space
- Sought after location
- Modern bathroom suite
- Open plan dining kitchen
- South facing rear garden
- Downstairs WC
- Driveway parking
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Yes, 2015

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

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?  
Extended pre ownership

Reasons for sale of property? Downsize

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.

