



LAWRENCE ROAD
FLIXTON

OFFERS OVER

£375,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

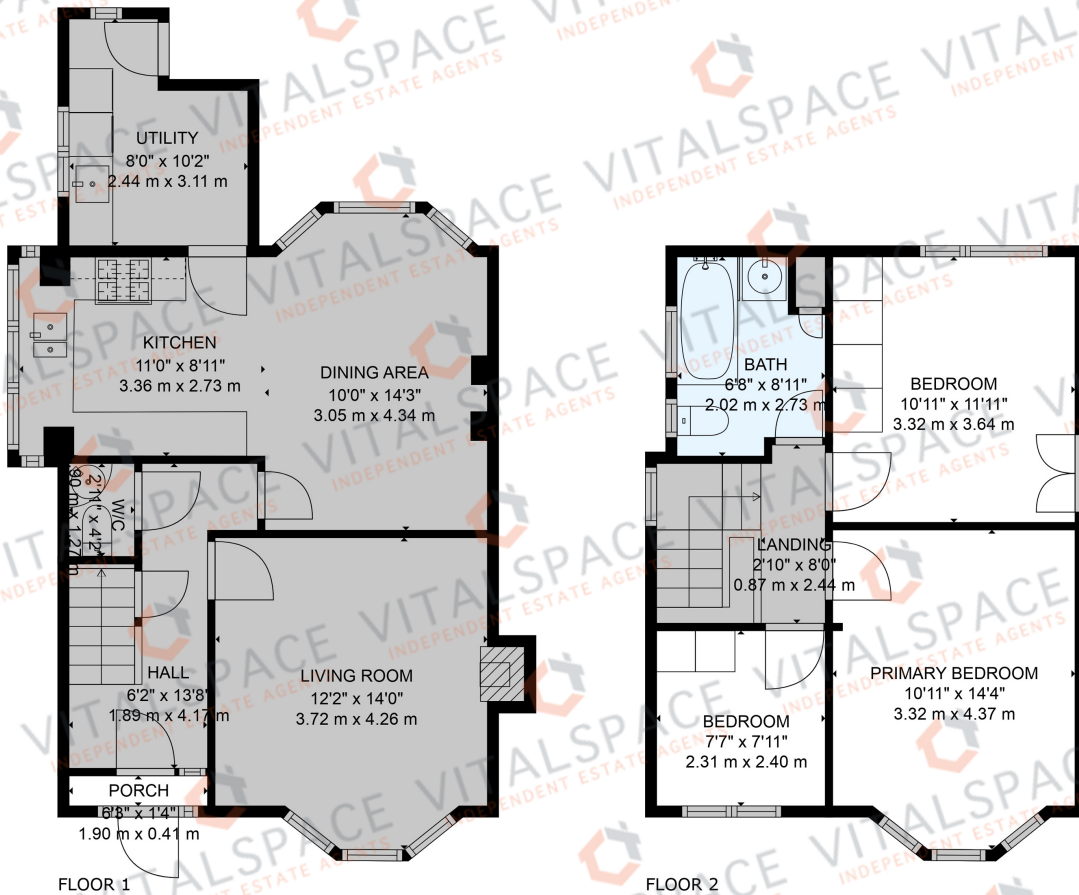


Lawrence Road, Flixton, M41 8UN

****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. Benefiting from open aspect views to the front and extended accommodation, in brief the tastefully presented accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room and an impressive, recently redesigned open plan dining kitchen with original floorboards. The kitchen itself is furnished with a comprehensive range of fitted wall and base units with a rolled edged worksurfaces alongside a host of integrated appliances including a gas hob and dishwasher. A conveniently positioned utility room and 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 tiled bathroom with a shower over bath combination. Externally to the front of the property, there is a generous block paved driveway with mature flower beds. A driveway with a car port can be found to the side of the property and provides access into the rear. The rear garden itself is a real gem benefiting from a large paved seating area and a shaped lawned garden with mature plants, bushes and trees. Further benefits of this highly desirable home include a new carpets and decoration throughout, just 2 years ago. 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
- Open plan dining kitchen
- Popular Flixton location
- Extended accommodation
- Utility and downstairs WC
- Immaculate condition
- Secluded rear garden
- Gas central heating
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 2.5 years

When was the roof last replaced? Unknown

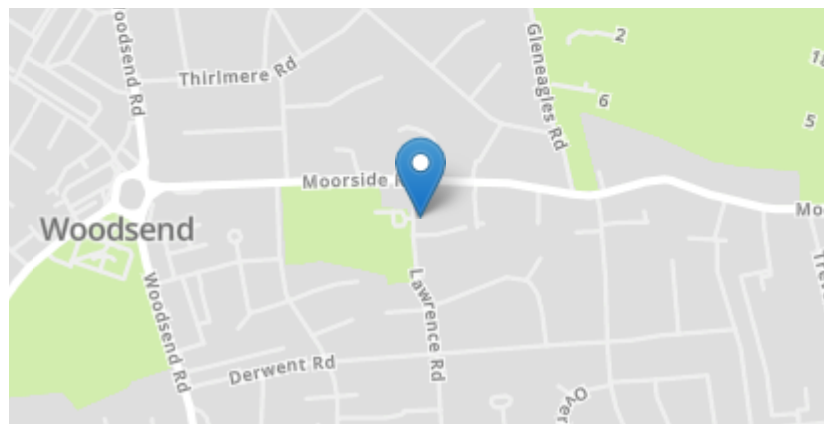
How old is the boiler and when was it last inspected? Gas central heating system

Gas central heating When was the property last rewired? Unknown

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Utility room - pre purchase

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) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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.