



MOORSIDE ROAD  
FLIXTON

£500,000



4 BEDROOMS



3 BATHROOMS



3 RECEPTIONS



BAND D



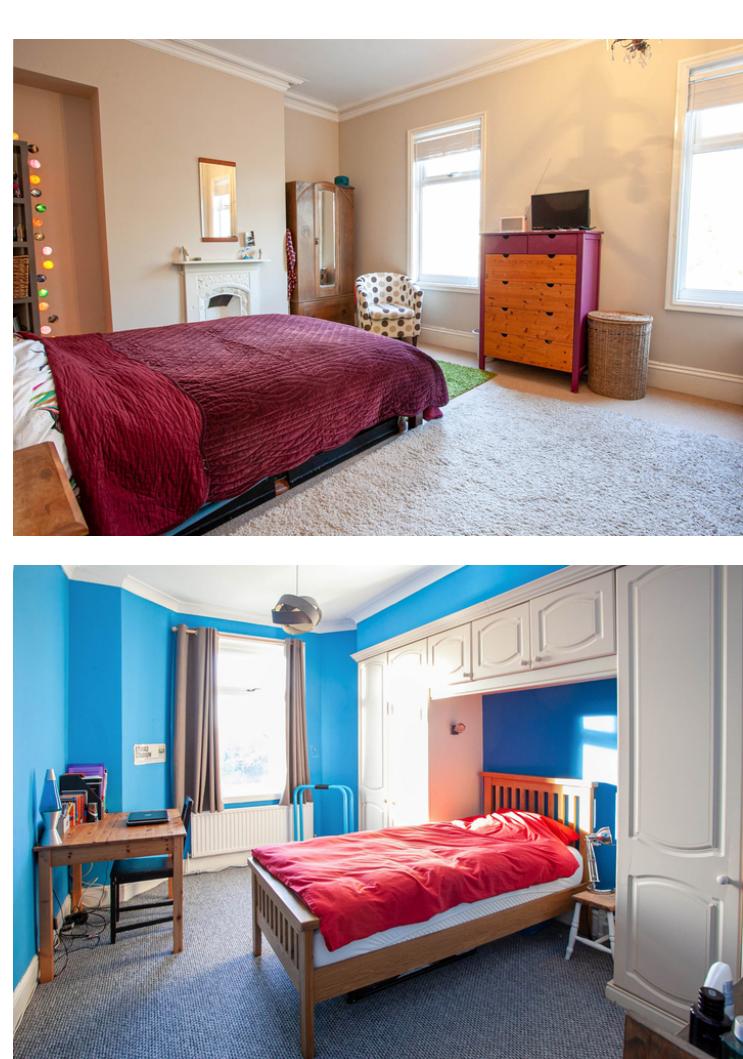
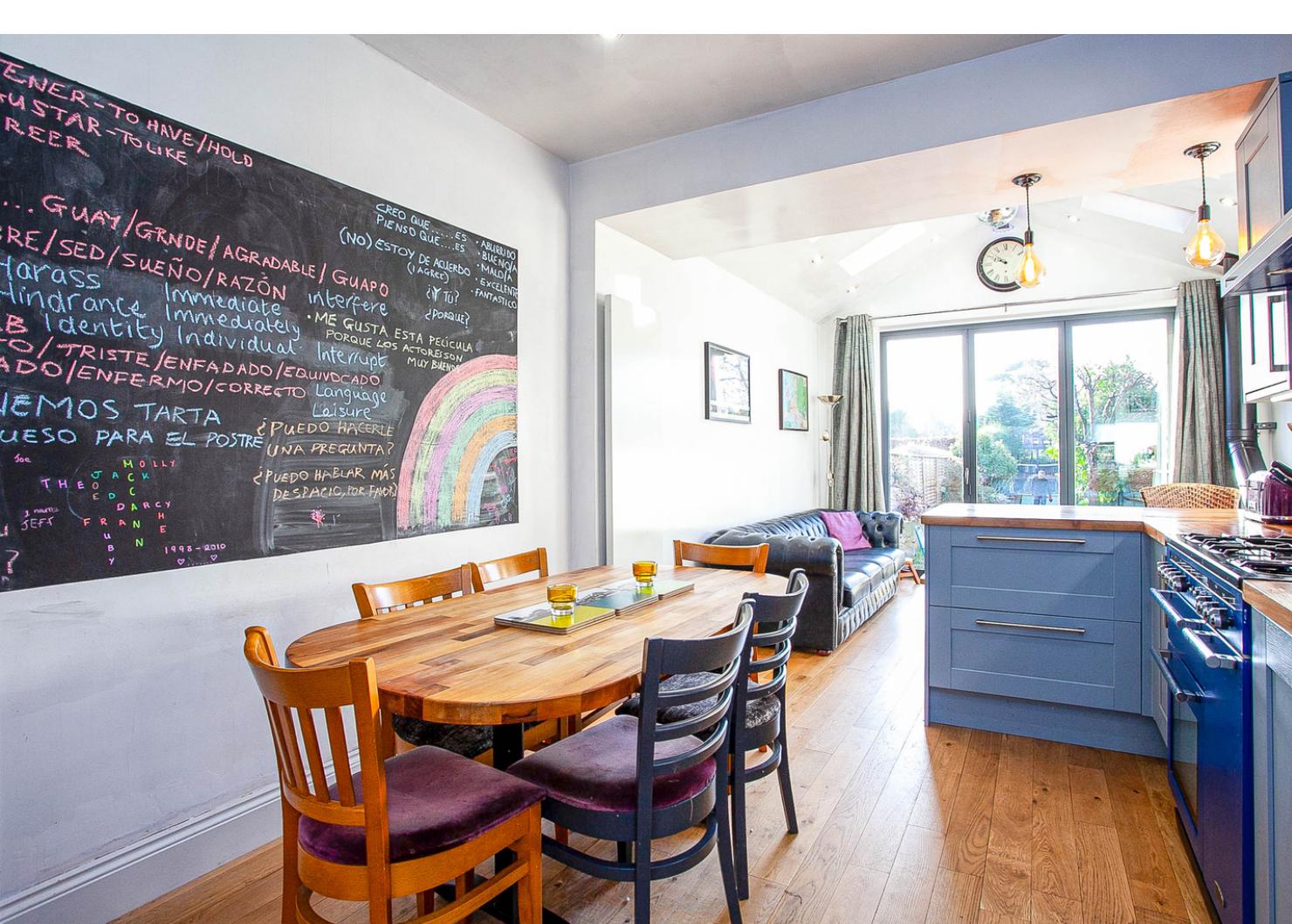
VITALSPACE  
INDEPENDENT ESTATE AGENTS

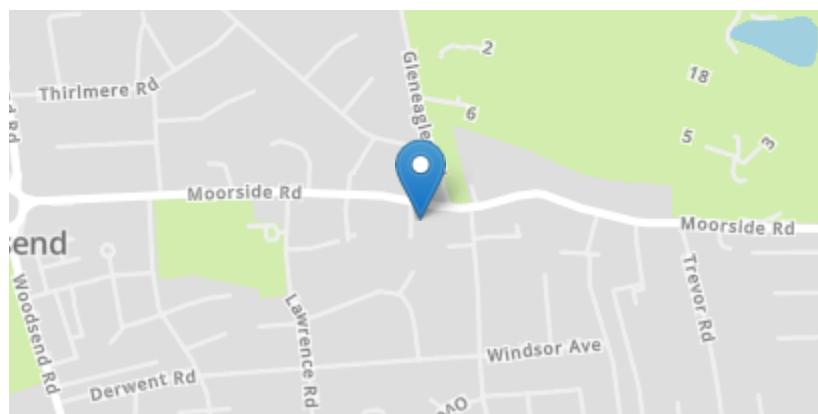


# Moorside Road, Flixton, M41 5SD

\*\* BRAND NEW BOILER !! A BEAUTIFULLY EXTENDED 1800 SQFT VICTORIAN HOME BOASTING ACCOMMODATION ARRANGED OVER FOUR FLOORS\*\* -  
\*\*PARKING FOR FOUR CARS\*\* - \*\*STUNNING EXTENDED FAMILY KITCHEN LEADING OUT INTO A 135FT PRIVATE REAR GARDEN\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for sale this delightful period terrace property offering tastefully presented and deceptively spacious accommodation arranged over four floors. In recent years this property has been beautifully restored and extended to maximise the original charm alongside a contemporary living arrangement. In brief this attractive property briefly comprises; a warm and welcoming entrance hallway with period tiled flooring, a bay fronted living room with a feature fireplace, a second versatile reception room currently used as a study/music room alongside a downstairs WC. To the rear of the property, an impressive open plan dining kitchen can be found which leads into a sitting room with bi-folding doors overlooking the south facing enclosed rear garden. The kitchen itself is fitted with a comprehensive range of 'Shaker' style wall and base units with butcher block countertop and a breakfast bar. Access into two large chamber cellar can be found from the entrance hallway which provides an ideal dry storage area currently used as a utility room by our clients. To the first floor, a split level landing offers entry into a large master bedroom alongside two further double bedrooms and a three piece tiled shower room. To the second floor, another generously proportioned double bedroom can be found serviced by a family bathroom with a feature roll top bath. Externally, this period property is set back from Moorside Road, accessed via a cobble set driveway. To the rear, a larger than average enclosed south facing garden can be found which is mainly laid to lawn with a paved seating area suitable for a table and chairs during those summer months. This property is conveniently placed for a range of shopping facilities, highly regarded schools and transport links. An internal inspection is absolutely essential to fully appreciate all that this family residence affords. Contact







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## Features

- Period mid terrace
- Deceptively spacious
- Original period features
- Large South facing garden
- Driveway parking
- Useful storage cellars
- Extended dining kitchen
- Popular location
- Arranged over four floors
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? Unknown - 1st floor rear bay roof replaced in 2018

How old is the boiler and when was it last inspected?  
Installed 2005 - Worcester - Radiators added in 2020

Which way does the garden face? South

The property was extended in June 2019

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

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