



MERWELL ROAD  
FLIXTON

OFFERS OVER

£375,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



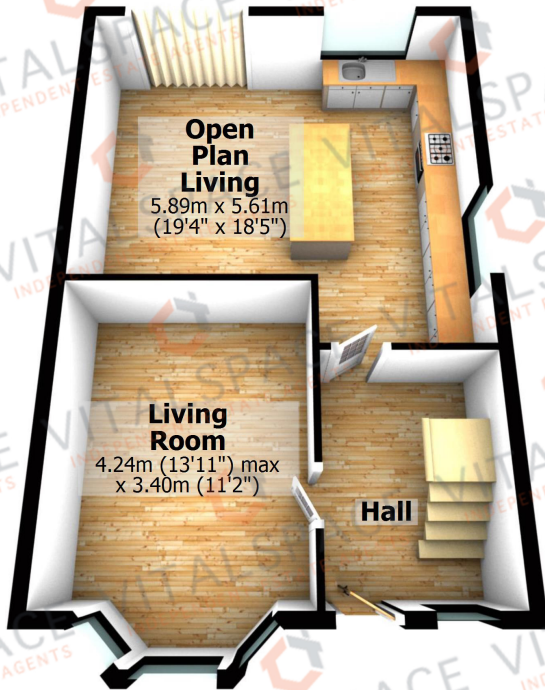
# Merwell Road, Flixton, M41 6PR

**\*\*STUNNING OPEN PLAN DINING KITCHEN\*\*** - **\*\*SECLUDED FLIXTON LOCATION\*\*** - **\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented, significantly extended THREE BEDROOM DETACHED property situated at the bottom of a quiet Flixton cul-de-sac. This delightful bay fronted family home is warmed by an upgraded gas central heating system and double glazed throughout and in brief, this enviable property comprises; porch, a warm and welcoming entrance hallway, a bay fronted living room and an impressive open plan dining kitchen complete with double doors opening out into the rear garden. The kitchen itself is recently fitted with a comprehensive range of 'Shaker' style wall and base units with a host of integrated appliances and also features a central breakfast island with space for seating. The kitchen opens into a dining area providing ample space for a dining table and chairs if required. To the first floor level, a shaped landing provides entry into three bedrooms and a contemporary three piece newly fitted family bathroom. Externally, a driveway provides ample parking for multiple vehicles and leads up to a single detached garage with power and lighting and lawned gardens at the rear. It is also worth noting that planning permission has been granted for the erection of a double storey side extension - 105592/HHA/21. Located just a stones throw away from the beautiful Dutton's Pond and within walking distance to Flixton Train Station. An internal inspection is highly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Detached family home
- Stunning open plan kitchen
- Secluded Flixton cul-de-sac
- Recently refurbished
- Updated gas central heating
- Not overlooked
- Driveway and garage
- Luxury tiled shower room
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for?

When was the roof last replaced?

How old is the boiler and when was it last inspected?

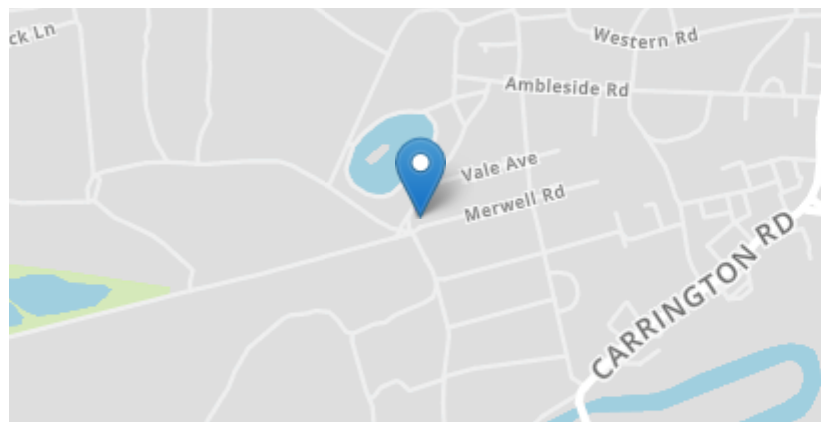
Gas central heating When was the property last rewired?

Which way does the garden face? facing rear garden

Are there any extensions and if so when were they built?

Reasons for sale of 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.



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