



DERWENT ROAD  
FLIXTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Derwent Road, Flixton, M41 8UD

**\*\*VIDEO TOUR\*\*** - Situated on the ever desirable Derwent Road in Flixton, this 1930's built semi detached property offers spacious, immaculately presented accommodation ideal for any growing family. This property is warmed by gas central heating and is uPVC double glazed throughout and the accommodation briefly comprises; a uPVC porch which opens into a welcoming entrance hallway alongside a modern fitted contemporary kitchen and a spacious living / dining room with access into a useful sun room overlooking the landscaped South facing rear garden. Access into an integral garage and downstairs WC can be found via the kitchen and completes the ground floor accommodation. To the first floor there are THREE well proportioned bedrooms and a luxury tiled four piece bathroom with a feature bath, walk in shower area complimented by attractive black accent bathroom fittings. Externally this property benefits from off road parking in the form of a large paved driveway which leads up to an attached garage. To the rear, an enclosed mainly lawned south facing garden can be found with a paved area ideal for a table and chairs during those summer months. This property is situated in a convenient location between Ilam and Moorside Road close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. Presented to a high standard, we strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

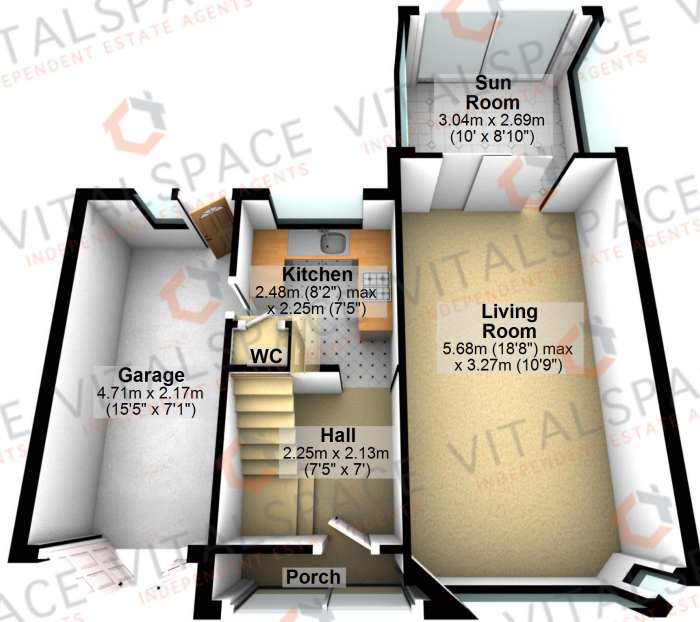








## Ground Floor



## First Floor



## Features

- Three Bedrooms
- Semi detached property
- Gas central heating
- uPVC Double Glazing
- Popular Flixton location
- Driveway and garage
- South facing rear garden
- Luxury tiled bathroom
- Downstairs WC
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 7 years

How old is the boiler and when was it last inspected? New boiler installed - Worcester - 2013

When was the property last rewired? Full re-wire in 2013

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

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.



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