



ROTHIEMAY ROAD
FLIXTON

£450,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



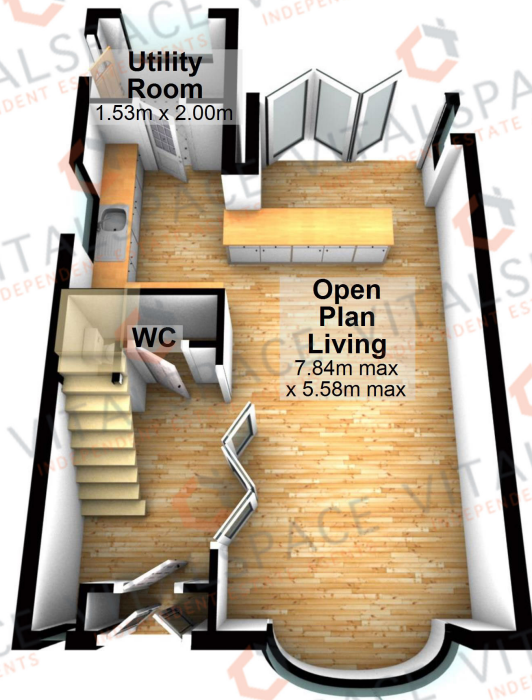
Rothiemy Road, Flixton, M41 6LL

****NO ONWARD CHAIN** - **IMPRESSIVE SPECIFICATION** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this well presented, recently refurbished and remodelled **THREE BEDROOM** detached family home located on a quiet tree lined road in Flixton. This bespoke residence is exceptional in every sense of the word; designed by our clients to exacting standards and offering spacious and flexible living accommodation in a contemporary style. This enviable property briefly comprises; a solid wooden entrance door with feature stained glass which opens into a welcoming tiled hallway, with double glass doors leading into a well proportioned bay fronted living room which leads into a luxury breakfast kitchen with a comprehensive range of high gloss wall and base units complimented by granite worksurfaces. A useful utility room and downstairs WC can also be found to the ground floor level. To the first floor there are three spacious bedrooms and a luxury four piece tiled bathroom with black accessories. Externally, to the front is an extensive gravel driveway which provides off road parking for multiple vehicles. To the rear, a southerly facing rear garden can be found with a generous decked patio ideal for a table and chairs leading down to a shaped lawned garden with timber fenced boundaries. Further benefits of this property include a new roof in 2017, an electrical re-wire in 2022, a newly fitted kitchen and a luxury tiled bathroom. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property is positioned within walking distance of Flixton train station and has excellent access to the motorway network. Contact VitalSpace Estate Agents to arrange a viewing appointment.

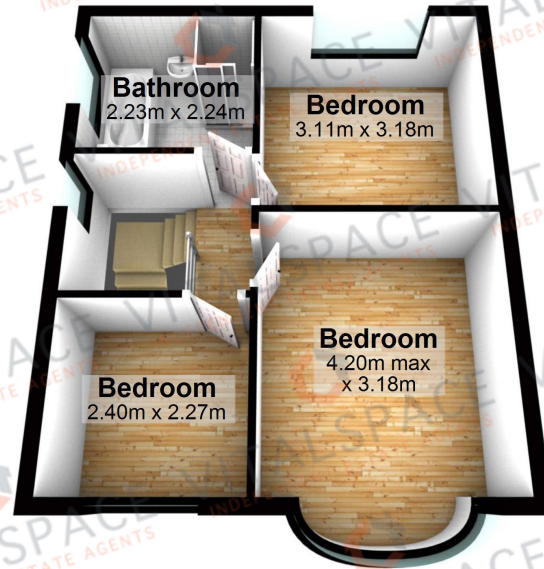




Ground Floor



First Floor



Features

- Three bedrooms
- Detached family home
- No onward chain
- South facing rear garden
- Stunning open plan kitchen
- New roof in 2017
- Tree lined road
- Recently refurbished
- Luxury tiled bathroom
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 18 months

When was the roof last replaced? Yes, new roof in 2017

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

When was the property last rewired? Yes, rewired in 2022 / 2023

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? Sale of renovated 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	74
England, Scotland & Wales			
EU Directive 2002/91/EC			

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