



WOODSEND ROAD SOUTH  
FLIXTON

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Woodsend Road South, Flixton, M41 6QB

**\*\*VIDEO TOUR\*\* - \*\*OPEN PLAN DINING KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this much improved and tastefully updated THREE bedroom semi detached family residence located on a quiet Flixton road. In brief this superb property briefly comprises; a porch, a welcoming entrance hallway with a glass balustrade staircase, a good sized bay fronted living room and a spacious dining room which opens into a modern fitted breakfast kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary three piece family bathroom. Externally to the front of the property there is ample off road parking alongside a shaped lawned garden. The rear garden is low maintenance and boasts a raised decked area with a paved seating area to the side. Further benefits of this spacious property include uPVC double glazing and gas central heating and a recent re-roof. Woodsend Road South is positioned in a highly desirable area, within walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, and restaurants. 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
- Open plan dining kitchen
- Modern fitted bathroom
- Quiet Flixton location
- Immaculate condition
- Paved driveway parking
- Recent re-roof

## Frequently Asked Questions

How long have you owned the property for? 3 years

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

Recent re-roof since ownership

Has the property been re-wired? - Yes, pre purchase

Reason for moving? Relocate out of the area

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.