



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 - and complete our



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	66	85
EU Directive 2002/91/EC		
England, Scotland & Wales		

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