



ROSLYN AVENUE
FLIXTON

OFFERS OVER

£300,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE- E



VITALSPACE
INDEPENDENT ESTATE AGENTS

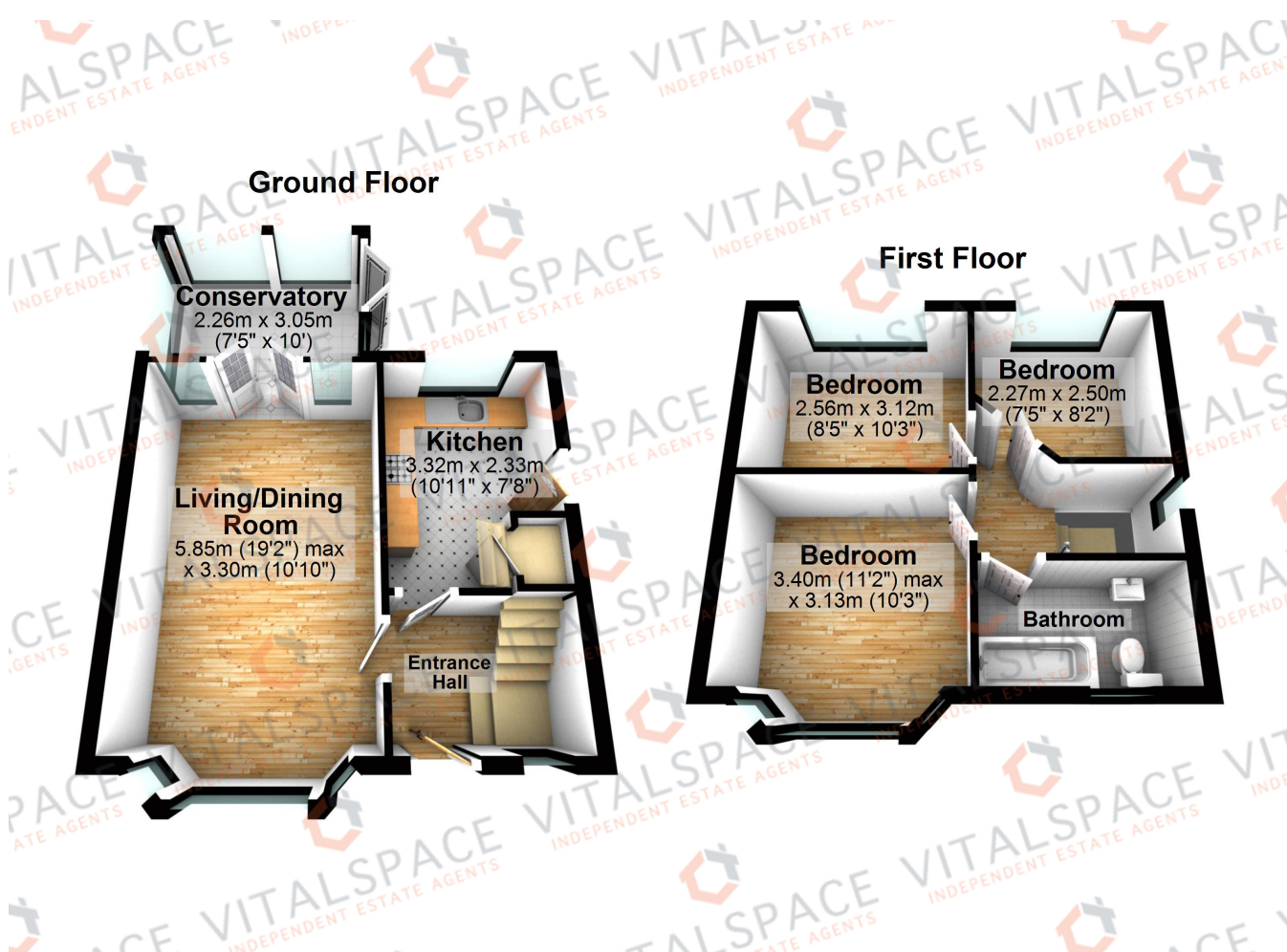


Roslyn Avenue, Flixton, M41 6PY

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to bring to the sales market this beautifully presented THREE BEDROOM semi detached property, ideally situated in a highly regarded residential area, perfect for families and professionals alike. Upon entering, you are welcomed by a bright and airy entrance hallway which leads into a spacious bay fronted living/dining room, complete with double doors opening into a charming part brick conservatory, offering a perfect secondary reception room with double doors opening out into the rear garden. The heart of the home is the stylish, modern kitchen, installed in 2022, featuring a comprehensive range of wall and base units, sleek work surfaces and quality integrated appliances including an induction hob with extractor hood, built in oven and microwave, integrated wine cooler and washing machine. Additional features include tiled splashback, spotlighting, and a wall mounted combination boiler. To the first floor, a shaped landing leads to three generously sized bedrooms, two of which benefit from fitted wardrobes. A contemporary bathroom can also be found on the first floor, installed in 2022, boasting a modern three piece white suite, offering both comfort and style. Externally, this property offers ample off road parking via a block paved driveway, complete with an electric vehicle charging point. To the rear, a low maintenance, south facing garden can be found with artificial grass (installed in 2019), complemented by decked areas perfect for outdoor entertaining. Located within the catchment area of several highly regarded schools including St. Michael's and St. Monica's and ideally positioned for transport links with regular bus and train services into Manchester city centre. Early viewing is highly recommended to appreciate the quality and location on offer.







Features

- Three bedrooms
- Semi detached property
- Great Transport Links
- South Facing Garden
- EV Charging Point
- Immaculate presentation
- Modern fitted kitchen
- Quiet Flixton location
- Great School Catchment Area
- Close To Flixton Train Station

Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Replaced prior to ownership however inspection of roof and chimney completed in 2024

When was the property last rewired? Not during ownership

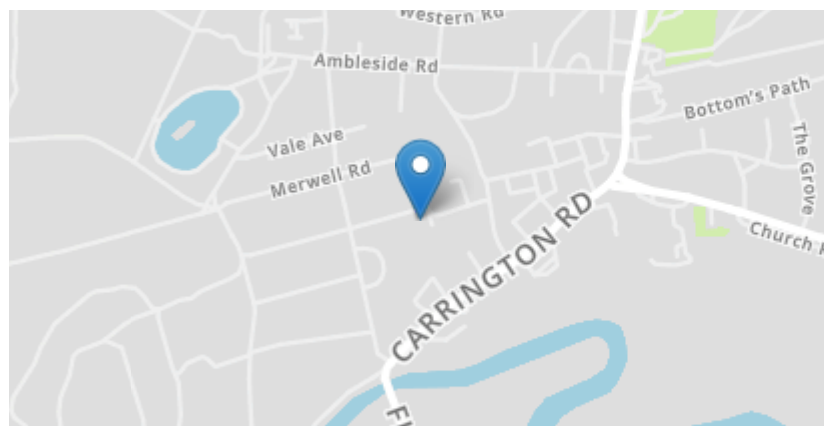
Which way does the garden face? South facing

Fully boarded and insulated loft with power and lighting

Bathroom and kitchen updated in 2022

Reasons for sale of property? Upsizing within the area

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+) 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		
	51	74
England, Scotland & Wales		
EU Directive 2002/91/EC		

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