



MARLBOROUGH ROAD  
FLIXTON

£435,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

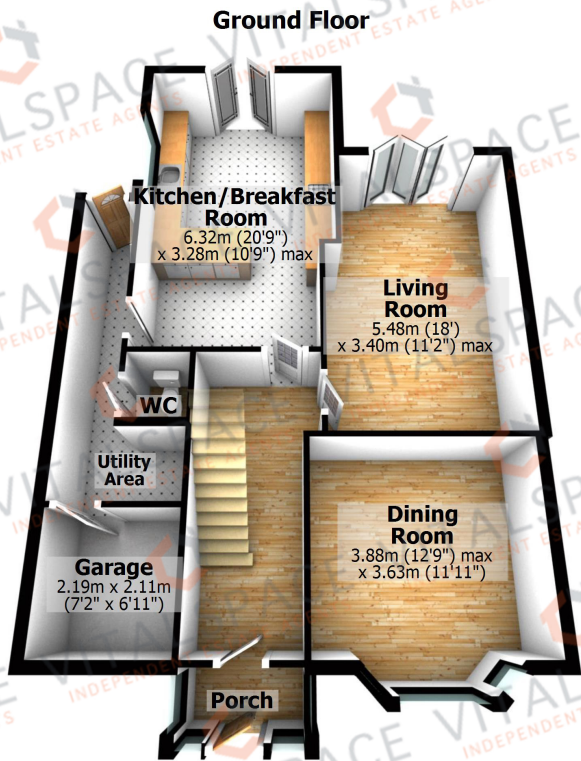


# Marlborough Road, Flixton, M41 5QG

**\*\*VIDEO TOUR\*\* - \*\*A SIMPLY STUNNING EXTENDED PROPERTY\*\* -  
**\*\*140ft REAR GARDEN\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this superbly appointed and tastefully extended THREE BEDROOM semi detached family home located on the always popular Marlborough Road in Flixton. The highly desirable accommodation has been comprehensively updated in recent years and briefly comprises; porch, a spacious hallway, a bay fronted sitting/dining room, open plan extended breakfast kitchen, an extended living room with bi-folding doors leading out into the rear garden, a useful downstairs WC and a utility area. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a recently installed, luxury four piece bathroom with a separate shower cubicle and bath. This property is warmed by gas central heating system and is fully uPVC double glazed. Externally to the front of the property, a driveway provides off road parking, benefits from an EV charging point and offers access into an integral storage garage. To the rear, without doubt one of the main attracting features of this property is the 140ft enclosed rear garden which is mainly laid to lawn with a range of mature plants, bushes and trees. A large paved patio area also provides a suitable space for a table and chairs during those summer months. This property is situated in a quiet, yet convenient location situated just off Moorside Road within walking distance of a range of local amenities including shops and schools. Contact VitalSpace Estate Agents to arrange an internal inspection of for further information.**







## Features

- Three Bedrooms
- Semi detached property
- Extended accommodation
- Open plan breakfast kitchen
- Popular Flixton location
- Stunning presentation
- 140ft Rear garden
- Recently updated bathroom
- Excellent family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2020

How old is the boiler and when was it last inspected?  
Inspected annually

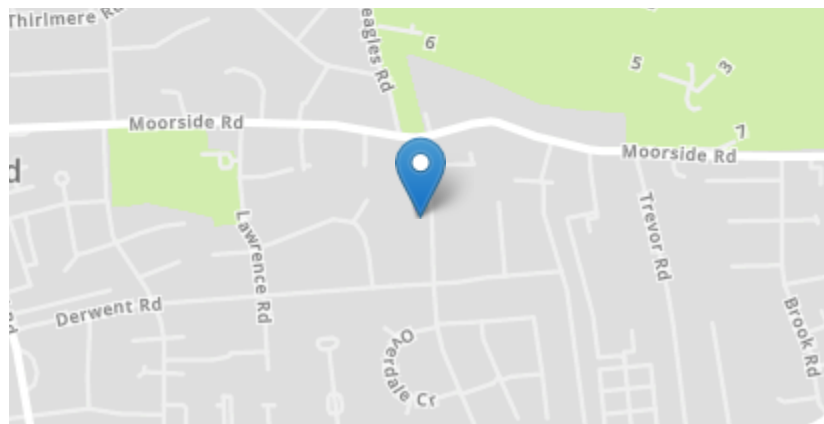
Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built?  
Within the last 10 years

Tenure: Freehold

Reasons for sale of property? Upsize

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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