



allAgents
BEST
OVERALL BRANCH
OF THE YEAR
← Gold 2019 →
in M41
★★★★★

ROTHAY CLOSE
FLIXTON

£350,000

-  3 BEDROOMS
-  2 BATHROOMS
-  1 RECEPTION
-  NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



Rothay Close, Flixton, M41 8PN

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, highly desirable **THREE DOUBLE BEDROOM** property situated on the popular, yet quiet Rothay Close in Flixton. This superb dwelling is arranged over three floors and offers spacious living accommodation throughout ideal for any growing family. Located in a desirable family residential area, convenient for a range of schools including Acre Hall Primary School and St Monica's RC Primary School, the deceptively spacious accommodation comprises; a welcoming entrance hallway incorporating the downstairs WC, a modern dining kitchen fitted with a range of wall and base units with space for a dining table and chairs alongside a 15ft living room with double doors opening out into a **SOUTH FACING** rear garden. To the first floor are two double bedrooms and a three piece family bathroom. To the second floor, a master bedroom suite can be found with built in storage and a three piece en-suite shower room. Externally, to the front of the property, a generous Tarmac driveway provides excellent off road parking facilities for multiple vehicles whilst to the rear, a fenced, mainly lawned south facing garden and paved patio area offers an ideal space for alfresco dining during those summer months. Perfectly placed for local amenities, Trafford General Hospital and a range of major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Features

- Three double bedrooms
- Semi detached property
- Arranged over three floors
- No onward chain
- Downstairs WC
- Modern fitted kitchen
- Master bedroom suite
- South facing rear garden
- Large driveway
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2018

When was the roof last replaced? When built

When was the property last rewired? When built

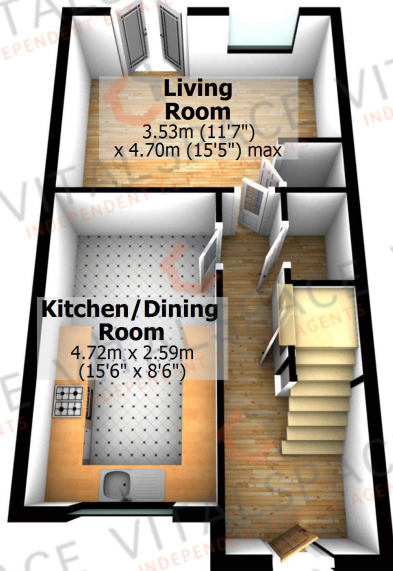
Which way does the garden face? South facing rear garden

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

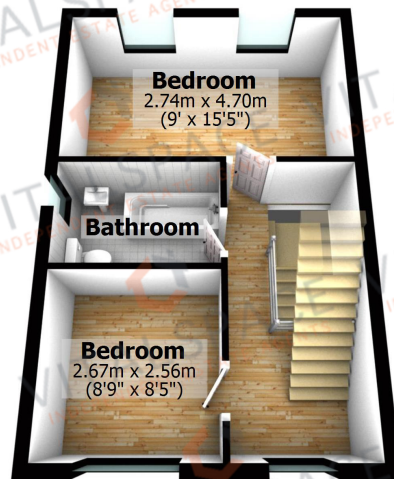
Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.

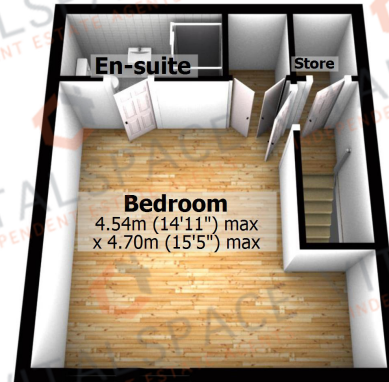
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	84	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	