



WOODSEND ROAD
FLIXTON

£365,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

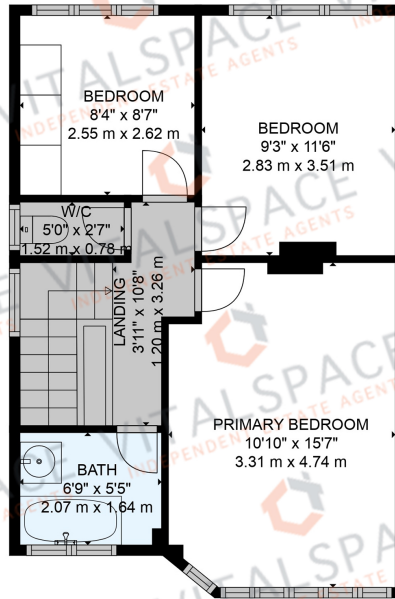
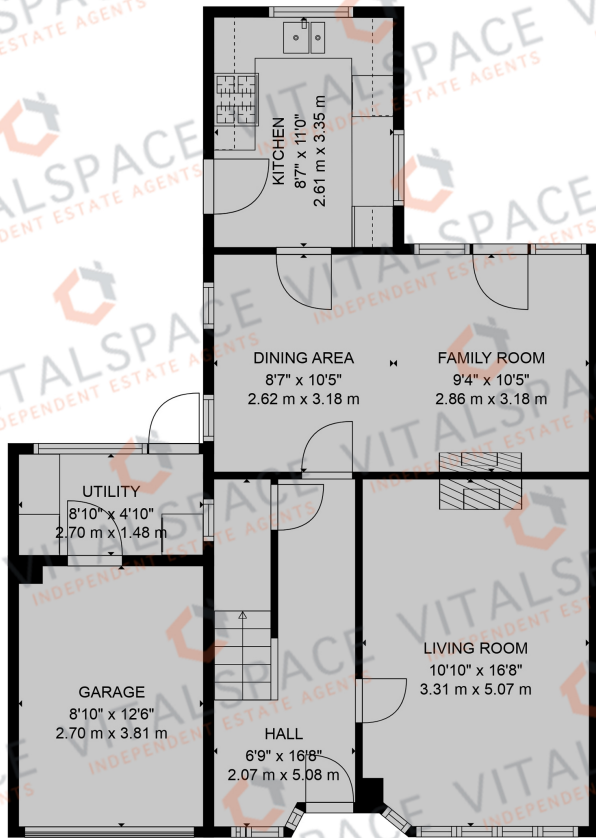


Woodsend Road, Flixton, M41 8PX

****SOUTH FACING REAR GARDEN**** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this well presented THREE BEDROOM semi detached property situated on the ever popular Woodsend Road in Flixton. Located within close proximity to Flixton Primary School, amenities and transport links, this property would ideally suit a growing family. The well proportioned accommodation is arranged over two floors and upon entering the property there is a spacious entrance hallway, a generously sized bay fronted living room, a good sized sitting/dining room extending across the full width of the property with access leading out into the rear garden alongside a fitted kitchen complete with a range of comprehensive wall and base units. To the first floor, there are three well proportioned bedrooms and a two piece bathroom and separate WC. Externally, this property benefits excellent off road parking facilities to the front in the form of a block paved driveway which leads up to an attached garage with an electric door. To the rear of the garden, a useful utility room can be found with space and plumbing for a host of white goods. To the rear, the fantastic SOUTH facing rear garden benefits from a paved patio area which leads down into a shaped lawned garden enclosed by timber fenced boundaries. Further benefits of this tastefully presented family home include a boarded loft space for storage, uPVC double glazing and gas central heating. It is also worth noting that this property has true potential to extend into the loft space (subject to obtaining any necessary planning permission). An attractive family property which requires an internal inspection to be truly appreciated. Contact VitalSpace Estate Agents for further information or to arrange a viewing appointment.







Features

- Three bedrooms
- Semi detached property
- South facing rear garden
- Popular location
- uPVC double glazing
- Gas central heating
- Driveway and garage
- Two reception rooms
- Useful utility room
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? - 6 years

When was the roof last replaced? - Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

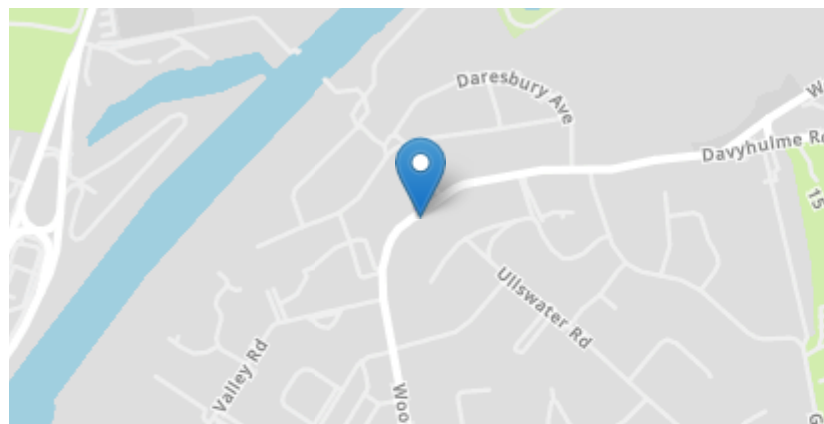
When was the property last rewired? - Not during ownership

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? Relocating abroad

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			
		64	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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