



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**OVERALL WINNER**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

ALDERLEY ROAD  
FLIXTON

OFFERS OVER

£325,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 BAND B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

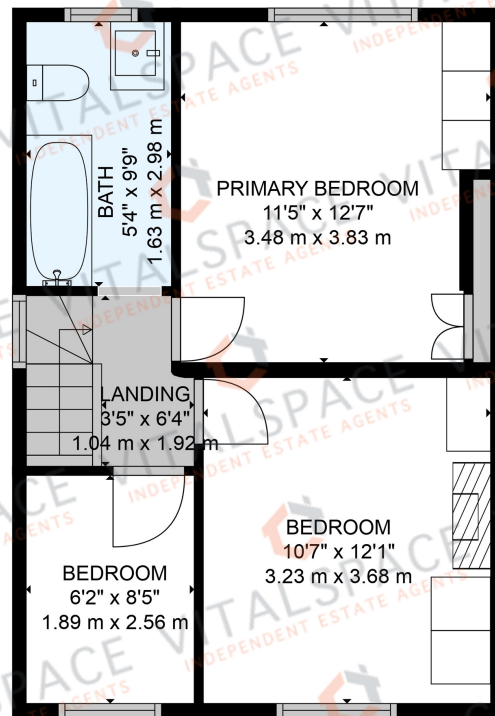


# Alderley Road, Flixton, M41 5DW

**\*\*STUNNING THREE BEDROOM PERIOD HOME WITH OPEN PLAN DINING KITCHEN AND LANDSCAPED REAR GARDEN\*\* - **\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this exceptionally well presented, recently updated THREE BEDROOM bay fronted semi detached property situated on the ever popular Alderley Road in Flixton. This attractive period home has been updated by our clients to include uPVC double glazing with plantation shutters to all front windows and a Worcester boiler installed in 2021. In brief, the highly desirable period accommodation comprises; a welcoming entrance hallway, a bay fronted living room and a stunning open plan kitchen/dining space with double opening doors opening out into the rear garden, ideal for any modern day family. To the first floor there are three good sized bedrooms and a luxurious three piece bathroom fitted with high end fixtures and fittings complimented by herringbone marble tiled flooring with underfloor heating. Externally, to the front of the property there is a low maintenance walled garden. To the rear, a professionally landscaped, West facing garden can be found with a large 'Indian' stone paved patio offering an excellent space for alfresco dining during those summer months. A further benefit of this fantastic outside space is a renovated WC, perfect for those summer garden parties. The patio area leads onto an artificial lawned area with raised flower beds and timber fenced boundaries. A popular location with easy access into the vibrant centre of Urmston, close to the train station and within minutes drive of major motorway links. Contact VitalSpace Estate Agents on to arrange your appointment or for further information.**







## Features

- Three Bedrooms
- Semi detached property
- Open plan dining kitchen
- Luxury tiled bathroom
- Significantly enhanced
- West facing garden
- Recently upgraded boiler
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected?  
Worcester boiler installed 2021 - serviced 2023

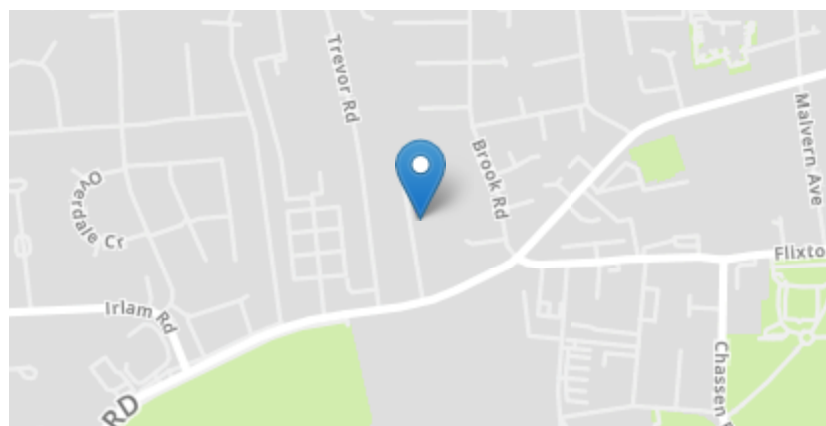
When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built?  
No

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.



VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.