



LAWRENCE ROAD  
FLIXTON

OFFERS OVER

£250,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Lawrence Road, Flixton, M41 8UB

**\*\*CASH BUYERS ONLY\*\* - \*\*OPEN DAY THURSDAY 31ST JULY\*\* -  
\*\*THREE DOUBLE BEDROOMS\*\* - \*\*VIDEO TOUR\*\* - VitalSpace Estate Agents are pleased to bring to the market a desirably located and well presented THREE DOUBLE BEDROOM EXTENDED semi detached property situated just off Derwent Road in Flixton. Set back from the road and approached via a large fenced driveway, in brief, the well proportioned accommodation briefly comprises; a welcoming entrance hallway with access into a generously sized living room which leads into a dining room with double doors opening out into the rear garden. A fitted kitchen and utility room complete the ground floor accommodation. Stairs rise to the first floor level where a shaped landing provides entry into THREE DOUBLE BEDROOMS, the master measuring 20ft in length with windows to both the front and rear elevations. A three piece shower room can also be found on the first floor comprising of a large double shower cubicle, vanity hand wash basin and a low level WC. Externally, as mentioned, a large driveway to the front of the property leads up to a garage. To the rear, the large, secluded SOUTH WEST facing garden is sure to be perfect for any family with a paved patio area idea for alfresco dining during those summer months. Situated in a convenient location between Irlam and Moorside Road close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. Presented to a high standard, we strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer. Contact VitalSpace Estate Agents to arrange an internal inspection.**





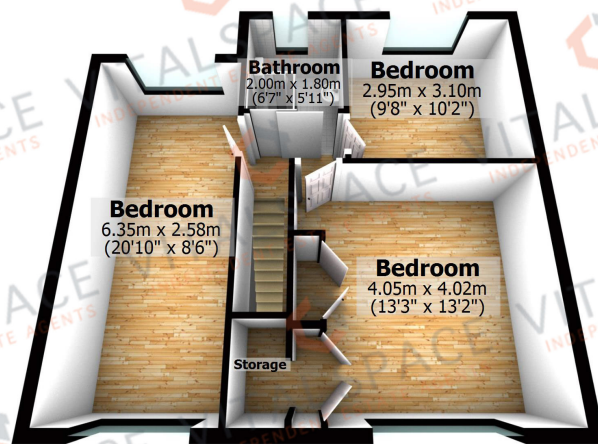




## Ground Floor



## First Floor



## Features

- Three double bedrooms
- Semi detached property
- Extended accommodation
- No onward chain
- Large rear garden
- Cash buyers only
- Quiet cul de sac
- Driveway parking
- Scope to update
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 1986

When was the roof last replaced? 1986

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

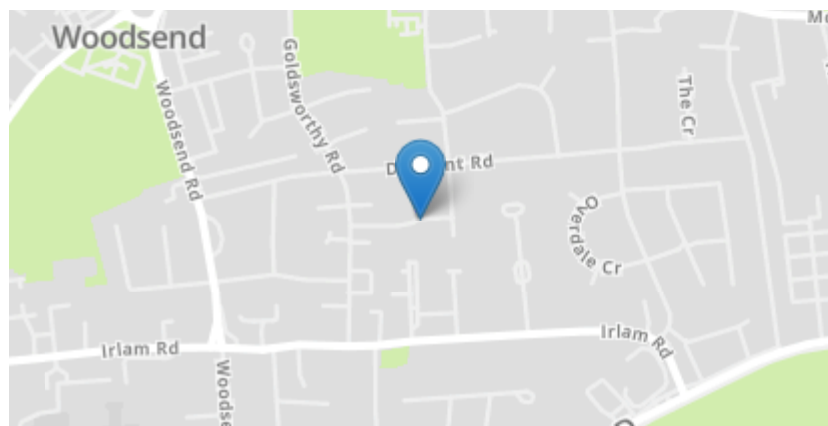
When was the property last rewired? 1986

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Car port and bedroom - 1963

Reasons for sale of property? Death of Owner

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+) <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		
	62	84
EU Directive 2002/91/EC		
England, Scotland & Wales		

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