



CONISTON ROAD  
FLIXTON

£335,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Coniston Road, Flixton, M41 6PS

VITALSPACE ESTATE AGENTS are pleased to offer for sale this superbly maintained THREE BEDROOM semi detached property, ideally located on a quiet cul-de-sac in Flixton. This charming home is perfect for growing families, first time buyers or investors looking for stylish, well maintained accommodation in a sought after location. Approached via a paved driveway, the entrance doors opens into a warm and welcoming entrance hallway, leading into a spacious open plan living and dining room with double doors leading into a UPVC conservatory, a light filled area that flows seamlessly into the south facing rear garden, ideal for relaxing or entertaining. The ground floor also benefits from a thoughtfully extended kitchen, fitted with a comprehensive range of modern wall and base units, complemented by contrasting work surfaces and splash back tiling. Upstairs, a shaped landing provides access to three well proportioned bedrooms and a modern three piece wet room. Externally, this home is positioned in a pleasant cul-de-sac with a driveway offering off road parking and a low maintenance front garden. To the side and rear, there's ample space for a potential extension (subject to the necessary planning permissions), making this a home with exciting future potential. The south facing rear garden is a real highlight, well kept, low maintenance, and perfect for alfresco dining during warmer months. Located just moments from the scenic Dutton's Pond and within walking distance to Flixton Train Station, this home offers a rare combination of peaceful living and excellent connectivity. An internal viewing comes highly recommended. For more information or to arrange a viewing, please contact VitalSpace Estate Agents.









## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Quiet cul-de-sac location
- uPVC double glazing
- Gas central heating
- South facing rear garden
- Ideal family home
- Great local amenities
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 1988

When was the roof last replaced? 2012

When was the property last rewired? Not during ownership

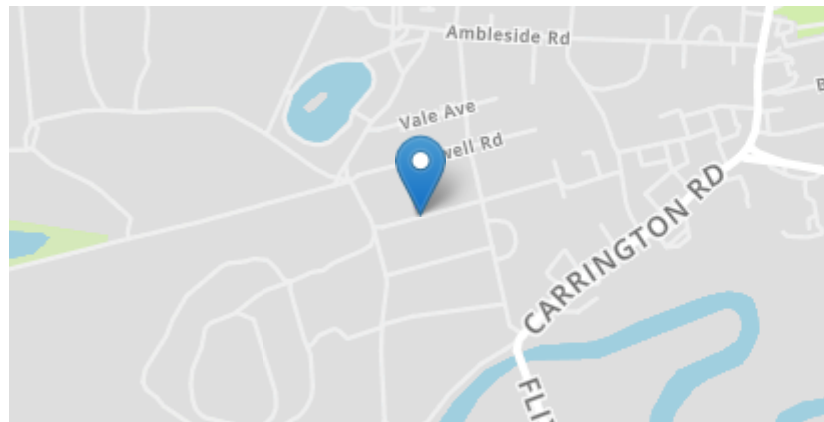
Which way does the garden face? South facing

Are there any extensions and if so when were they built? Kitchen Extension Approx 1995

Reasons for sale of property? Re-locating

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



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