



WOODSEND ROAD  
FLIXTON

OFFERS OVER

£535,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 BAND D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Woodsend Road, Flixton, M41 8QW

**\*\*COMPREHENSIVELY REFURBISHED\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this fabulous THREE BEDROOM detached property location in a desirable family residential area convenient for a range of schools including Acre Hall Primary School and St Monica's RC Primary School. This is a larger than average home has been significantly extended to provide well proportioned living accommodation with ample parking, a garage and an enclosed landscaped rear garden. On entering the property there is a spacious entrance hallway, a good sized bay fronted living room with custom built shelving and a multi fuel fire alongside an impressive open plan dining kitchen which leads into a sitting room with bi-folding doors opening out into the secluded rear garden. The contemporary, recently installed kitchen comes complete with a comprehensive range of handleless wall base units with contrasting quartz worksurfaces, an instant hot water tap and mirror finished splashback. A useful utility room, downstairs WC and access into an integral garage complete the ground floor accommodation. To the first floor, the reconfigured layout provides three well proportioned bedrooms and a luxury three piece tiled shower room. A

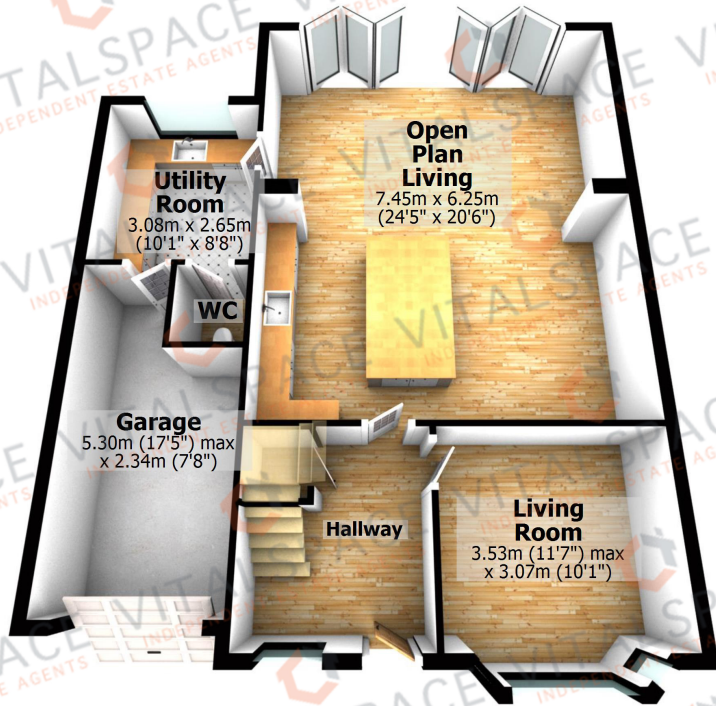








## Ground Floor



## First Floor



## Features

- Three bedrooms
- Detached family home
- Open plan dining kitchen
- uPVC double glazing
- Extended accommodation
- Comprehensively refurbished
- Landscaped rear garden
- Utility & Downstairs WC
- Desirable location
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 16 months

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced 2022

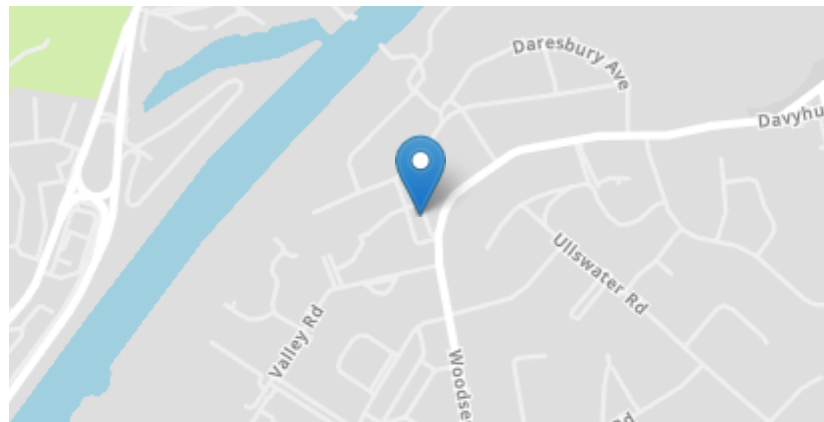
When was the property last rewired? Partial re-wire

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

Are there any extensions and if so when were they built? Yes - rear extension 2022

Reasons for sale of property? Purchase another project

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			
(92-100)	<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			
			83
		42	
England, Scotland & Wales			
EU Directive 2002/91/EC			

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