



VALLEY ROAD SOUTH
FLIXTON

£450,000

 6 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

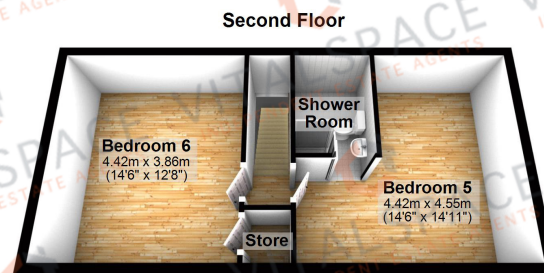
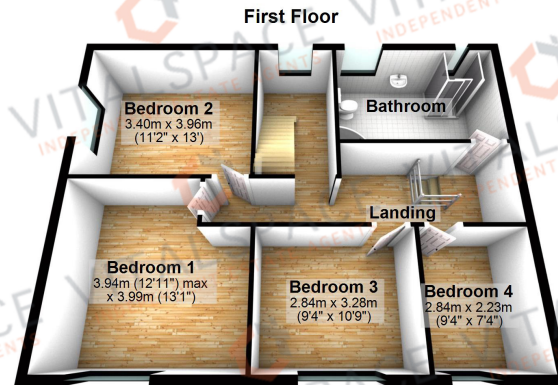
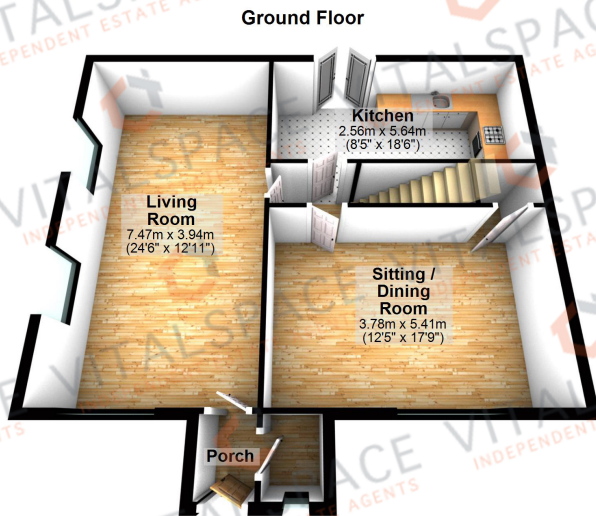
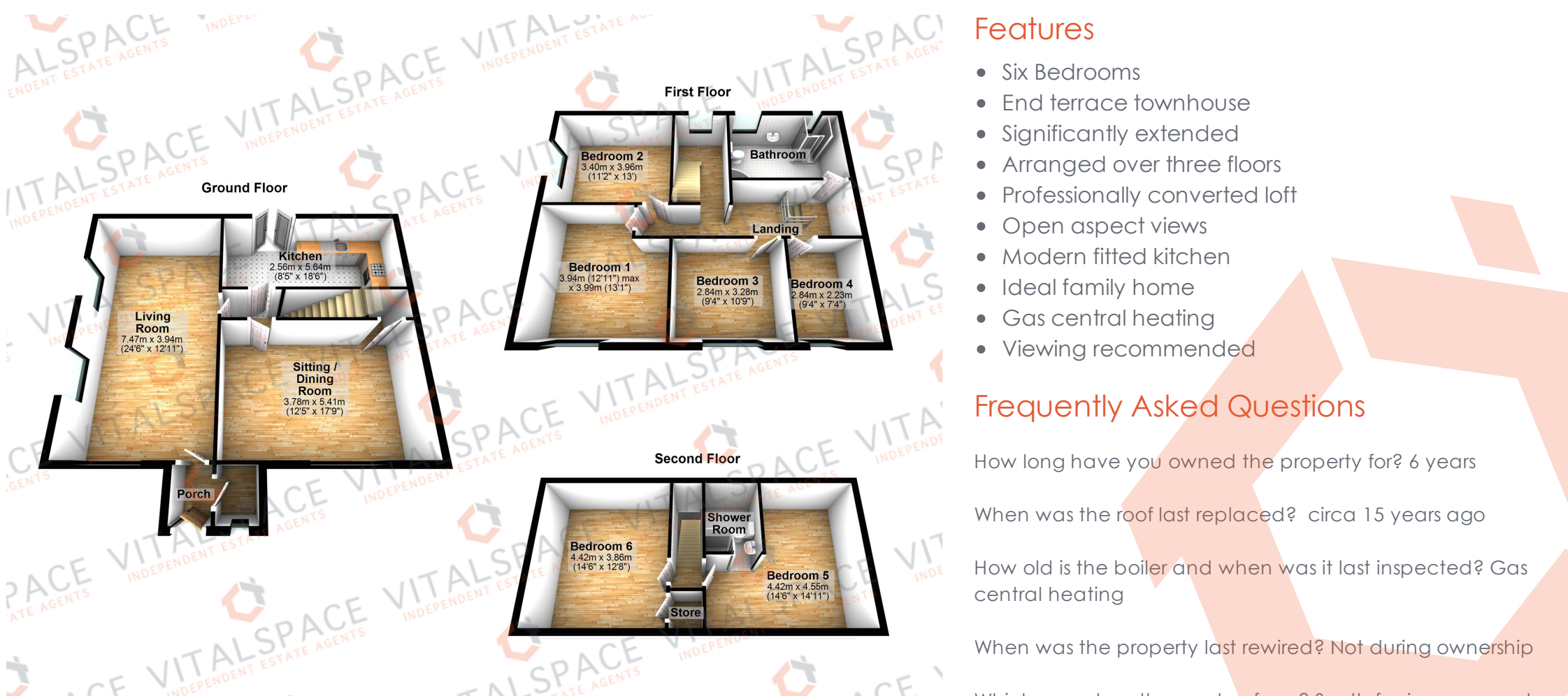


Valley Road South, Flixton, M41 6WN

****SPACIOUS FAMILY HOME** - **DELIGHTFUL OPEN ASPECT VIEWS** -**
VITALSPACE ESTATE AGENTS are delighted to offer for sale this spacious SIX BEDROOM extended end terrace family residence offering space in abundance alongside a high quality finish. In brief the vast accommodation which is arranged over three floors comprises; entrance hallway with cloaks cupboard, a generously sized 24ft living room, a 17ft sitting/dining room and a modern breakfast kitchen with double doors opening out into the rear garden. To the first floor, a shaped landing provides entry into a beautiful four piece luxury bathroom and four of the six bedrooms. The two further double bedrooms can be found within the professionally converted loft space, one of which benefits from a three piece en-suite shower room. Externally, this property is situated on a larger than average corner plot with a block paved driveway accessed via wrought iron gates. To the side there is a secluded lawned garden with access to the rear where there is an ornate mainly paved garden can be found providing space for a table and chairs during those summer months. Further benefits include gas central heating, uPVC double glazing throughout and open aspect views to the property of the property overlooking a pleasant green. This property would make a perfect family home, ideal for local schools and amenities at Woodsend Circle. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents on for further information or to arrange an internal inspection.







Features

- Six Bedrooms
- End terrace townhouse
- Significantly extended
- Arranged over three floors
- Professionally converted loft
- Open aspect views
- Modern fitted kitchen
- Ideal family home
- Gas central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? circa 15 years ago

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

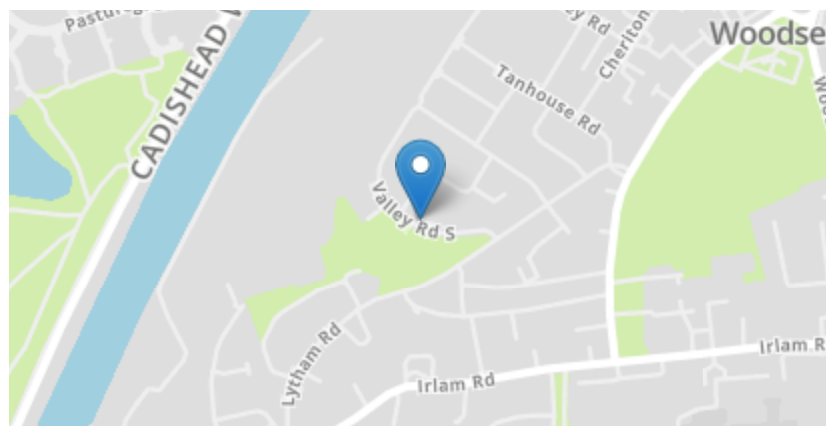
When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Pre purchase

Reasons for sale of property? Downsize

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		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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