

**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2024  
**TOP 500**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS



THIRLMERE ROAD  
FLIXTON

£600,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

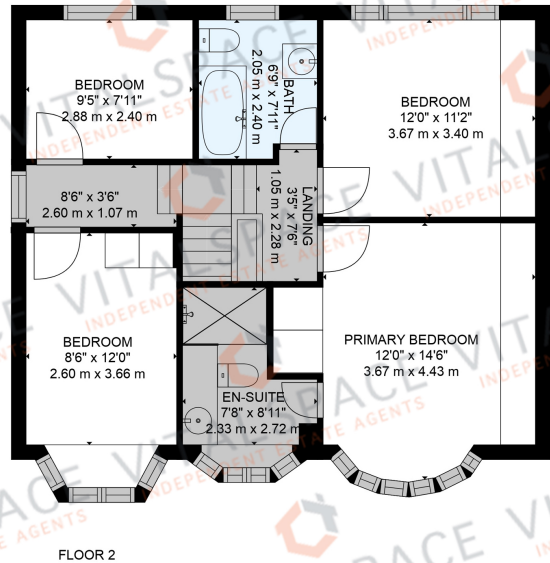
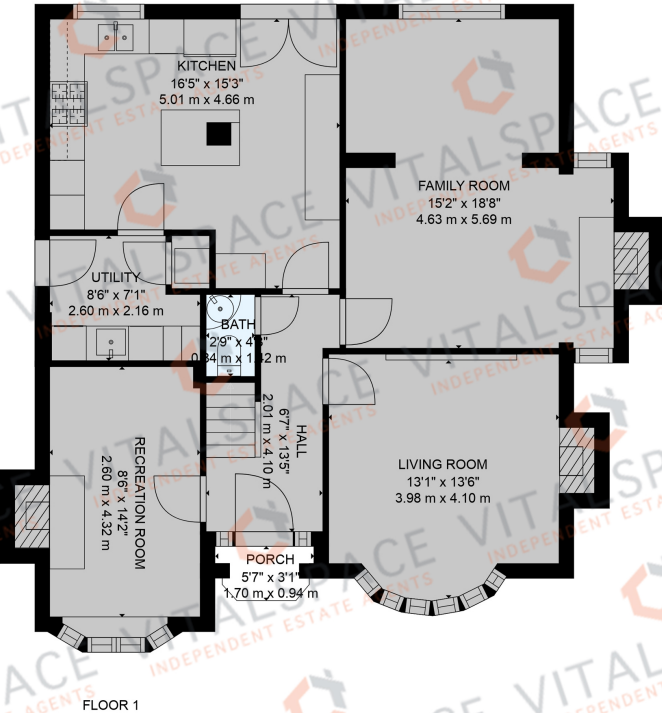
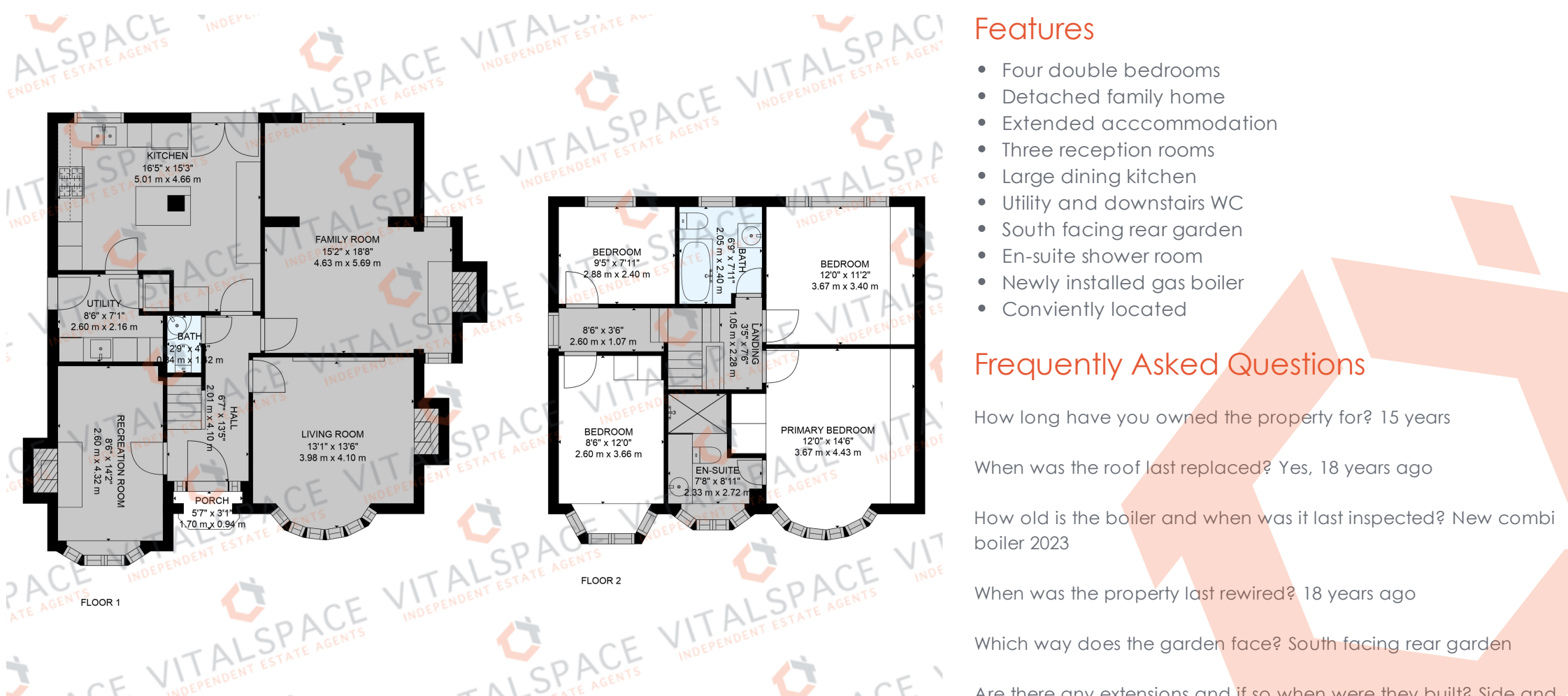


# Thirlmere Road, Flixton, M41 8PP

**\*\*VIDEO TOUR\*\* - \*\*OPEN PLAN DINING/KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer to the sales market this fantastic, significantly extended bay fronted detached family residence. Situated within a popular tree lined residential area close to Davyholme Park Golf Club, and convenient for range of highly regarded local schools. Offering spacious accommodation, boasting a larger than average mature plot, this property would be ideal for any growing family. The impressive tastefully upgraded home comprises; a warm and welcoming entrance hallway, a generously sized bay fronted sitting room, a well proportioned extended 'Inglenook' with windows overlooking the rear garden, a versatile 14ft third reception room currently used as a study/ music room. A stunning open plan kitchen/dining room can be found to the rear of the property and comes complete with a central island and a comprehensive range of wall and base units with contrasting worksurfaces incorporating an oven, hob and an integrated dishwasher. A useful utility room and downstairs WC complete the ground floor accommodation. To the first floor, a split level landing provides entry into four well proportioned bedrooms, the master benefiting from an en-suite shower room alongside and a recently three piece family bathroom. Externally, to the front of the property, a newly laid gravel driveway provides off road parking for multiple vehicles. To the rear, there is a spacious, mainly lawned garden, fully enclosed, with the benefit of a southerly aspect. The garden itself incorporates lawned and paved patio areas suitable for a table and chairs during those summer months. The garden offers a good degree of privacy and is an undoubted feature of the property. Further benefits of this tastefully presented home include a newly installed gas combination boiler, UPVC double glazing and side and rear extensions. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space conveniently situated within easy reach of Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents on to arrange a viewing appointment.





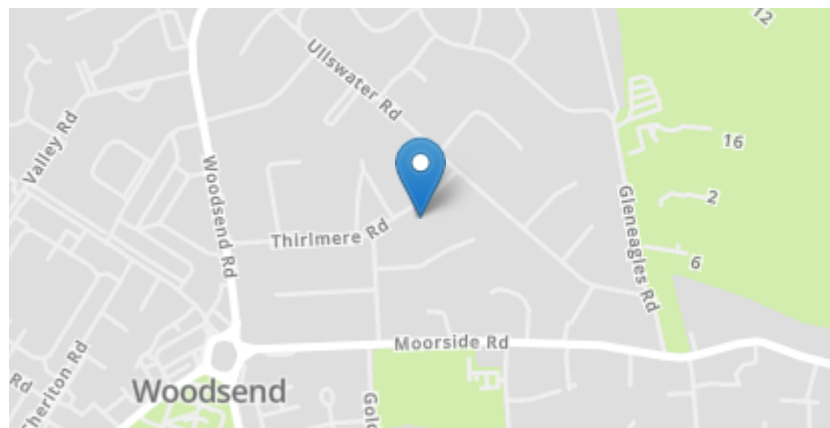


## Features

- Four double bedrooms
- Detached family home
- Extended accommodation
- Three reception rooms
- Large dining kitchen
- Utility and downstairs WC
- South facing rear garden
- En-suite shower room
- Newly installed gas boiler
- Conveniently located

## Frequently Asked Questions

- How long have you owned the property for? 15 years
- When was the roof last replaced? Yes, 18 years ago
- How old is the boiler and when was it last inspected? New combi boiler 2023
- When was the property last rewired? 18 years ago
- Which way does the garden face? South facing rear garden
- Are there any extensions and if so when were they built? Side and rear - 18 years ago



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			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Reasons for sale of property? Downsize

Tenure: - Leasehold - 999 years (less 10 days) from 23/03/1935, subject to annual ground rent of £6.00 per year.

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.



Tel: 0161 747 7807  
 Email: [urmston@vitalspace.co.uk](mailto:urmston@vitalspace.co.uk)  
 Web: [www.vitalspace.co.uk](http://www.vitalspace.co.uk)  
 22 Flixton Road, Urmston,  
 Manchester, M41 5AA