



ULLSWATER ROAD
FLIXTON

OFFERS OVER

£500,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

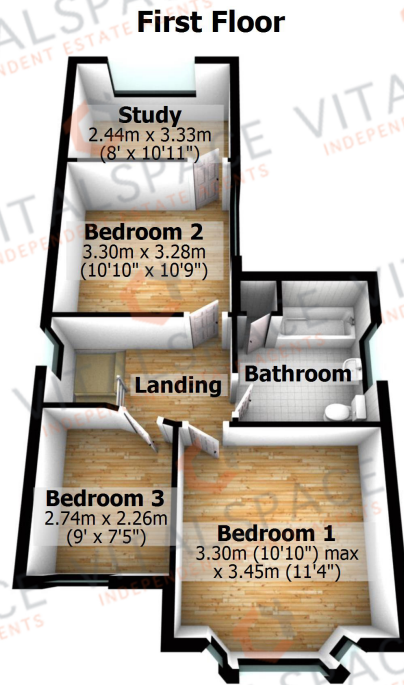


Ullswater Road, Flixton, M41 8SY

****A DETACHED FAMILY RESIDENCE LOCATED ON A QUIET FLIXTON ROAD**** – VitalSpace Estate Agents are privileged to offer for sale this well presented vastly EXTENDED THREE BEDROOM DETACHED property + OFFICE situated on the ever popular Ullswater Road in Flixton. Located within close proximity to schools, amenities and transport links, this property would ideally suit a growing family. Updated by the current vendors in recent years, in brief the well proportioned accommodation comprises; a welcoming entrance hallway, bay fronted sitting room, an extended 19ft living room with double doors opening out into the rear garden and an extended breakfast kitchen with a feature 'Aga' cooker and ample space for table and chairs if required. To the first floor a spacious landing area provides entry into three good sized bedrooms complemented by a three piece bathroom. A useful study can be accessed via the second bedroom and provides the potential to conversion to an en-suite if required. Externally the property offers excellent off road parking facilities to the front in the form of a block paved driveway which in turn leads up to the useful attached garage. To the rear, established well stocked enclosed SOUTH FACING gardens can be found with a raised decked patio area ideal for a table and chairs during those summer months. This property also benefits from a recently installed 'Baxi' combination boiler and was re-roofed in 2006. Situated on a popular residential road, convenient for range of highly regarded local schools, amenities and transport links as well as walks at Lees Field and the Millenium Nature Reserve. An attractive family property which requires an internal inspection to be truly appreciated. Contact VitalSpace Estate Agents for further information.







Features

- Three / Four bedrooms
- Detached family property
- Significantly extended
- Desirable location
- Attached garage
- uPVC Double Glazing
- Two reception rooms
- Viewing recommended
- Useful study room
- South facing garden

Frequently Asked Questions

How long have you owned the property for? Since 2018

When was the roof last replaced? Replaced in 2006

How old is the boiler and when was it last inspected? Replaced April 2017 - Baxi - 10 year guarantee

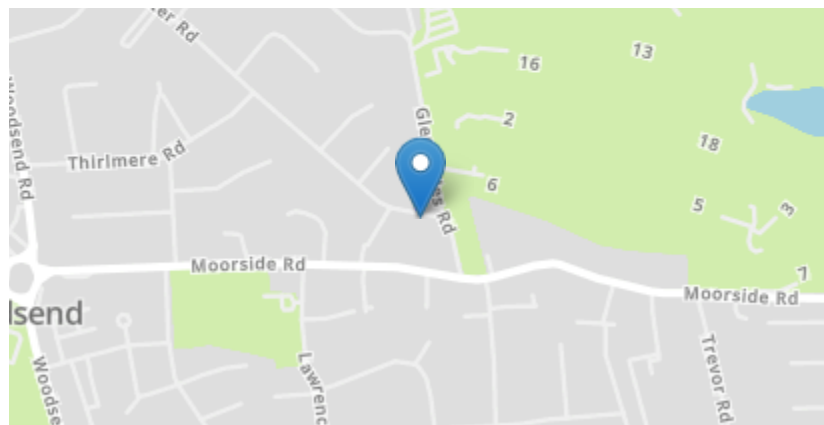
Which way does the garden face? South facing rear garden

Tenure: Freehold with a chief ground rent payable of £10.45 per year.

Reasons for sale of property? Relocate due to work

New windows in 2016 / 2017 - Kitchen flat roof 3 yrs old

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

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