



DELAMERE ROAD  
FLIXTON

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Delamere Road, Flixton, M41 5QL

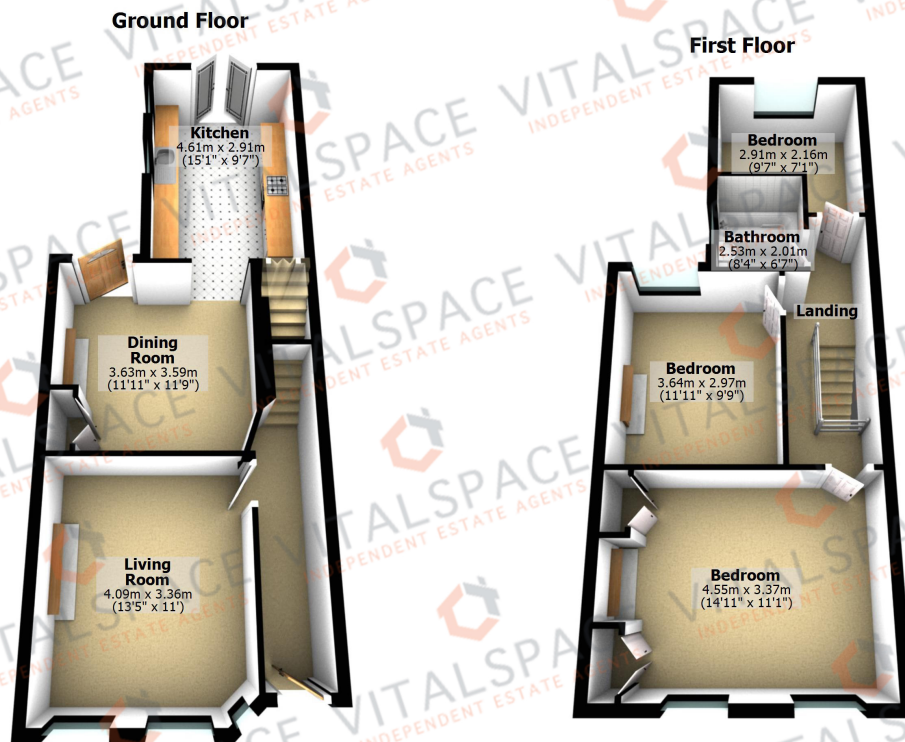
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale a conveniently located and generously proportioned THREE BEDROOM END TERRACE property on the ever popular Delamere Road. Located within close proximity to Flixton Junior school, Flixton Park as well nearby train stations, this delightful period home briefly comprises; entrance hallway, bay fronted living room, dining room and a good sized breakfast kitchen with granite worksurfaces and double doors leading out into an enclosed lawned rear garden. To the first floor there are three good sized bedrooms as well as a fitted white bathroom suite. Externally the property offers an enclosed paved yard to the front whilst to the rear is a larger than average private and mature garden laid mainly to lawn with a paved patio area, ideal for a table and chairs. This enviable period home is well maintained and conveniently situated within easy reach of an excellent range of shops and restaurants. For commuters, the property positioned is within close proximity to the motorway network, Flixton Train Station and just 15 minutes walk into Urmston town centre. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.











## Features

- Three bedrooms
- End terrace property
- Two reception rooms
- Modern breakfast kitchen
- Convenient location
- Private rear garden
- Excellent condition
- Gas central heating
- uPVC double glazing
- Viewing strongly advised

## Frequently Asked Questions

How long have you owned the property for? 8 years

When was the roof last replaced? Not during ownership

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? East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Upsize

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.

