



ROTHIEMAY ROAD  
FLIXTON

£375,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

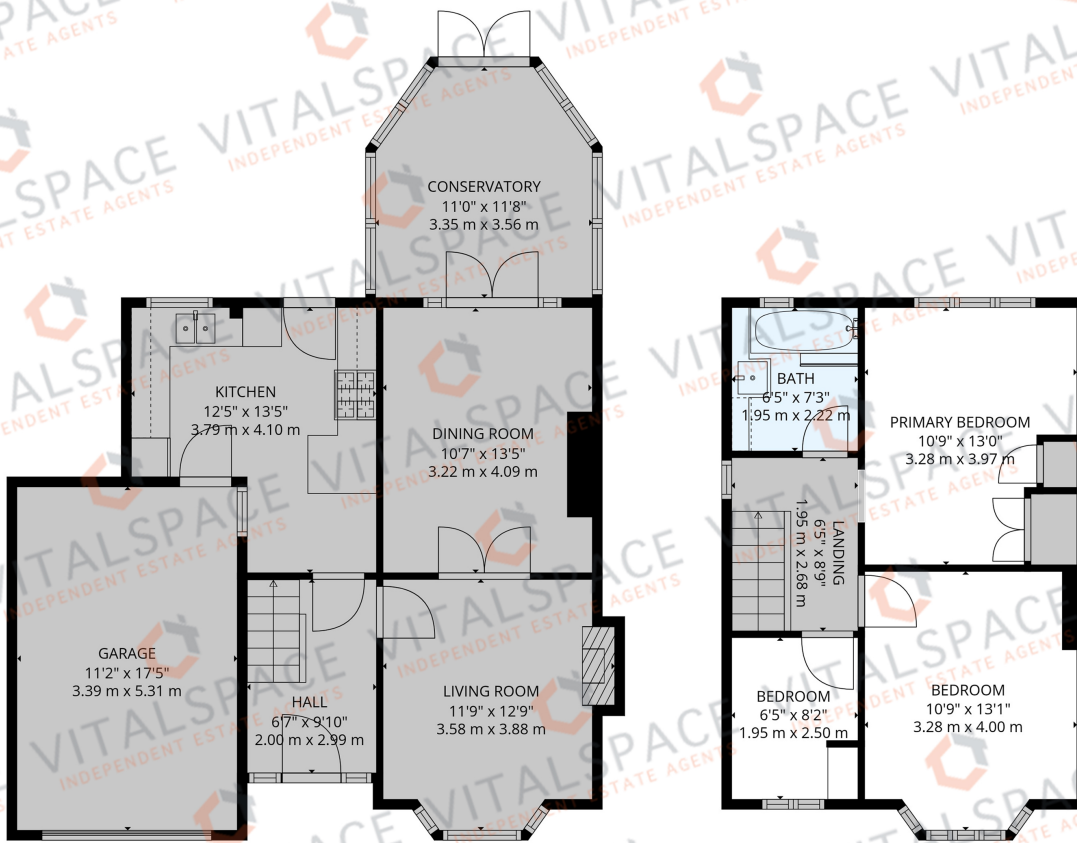


## Rothiemay Road, Flixton, M41 6JY

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM semi detached family property situated on a popular residential tree lined road in a sought after area of Flixton. Step inside this beautifully presented home where comfort blends seamlessly with modern thoughtfully designed to create a warm and welcoming extended family home. An inviting hallway provides access into a bay fronted living room with double doors opening through into a spacious dining room which flows seamlessly into a uPVC double glazed conservatory. Without doubt, the hub of this home is the extended breakfast kitchen which comes complete with a comprehensive range of wall and base units, Quartz worksurfaces, integrated appliances and a breakfast bar with space for seating. Stairs rise to the first floor level where three generous bedrooms can be found, complemented by a sleek three piece family bathroom with a shower over bath combination. Outside, this property is approached via a generously sized block paved property providing off road parking for multiple vehicles which leads up to an attached garage. To the rear, a South facing garden enjoys afternoon sunshine, with a lawn and a paved patio, perfect for summer dining and relaxation. Positioned in a wonderful tree lined location just off Flixton Road, this property is just minutes walk from Flixton train station and a short distance from Urmston town centre with its array of independent shops and cafes. Wellacre Country Park, Jack Lane Nature Reserve and Flixton playing fields with its walled garden can all be found within close proximity as well as the extremely popular Dutton's pond, with its angling club. Trafford schools are some of the best in the UK and this property is within the catchment area for several outstanding primary schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.







1st floor

2nd floor

## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Quiet tree lined road
- Driveway and garage
- Modern fitted kitchen
- 97 SqM / 1048 Sqft
- Three reception rooms
- Gas central heating
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 20 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? South facing rear garden

Are there any extensions and if so when were they built? Kitchen - over 25 years ago

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+)	<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			
		63	84
<small>EU Directive 2002/91/EC</small>			

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