



Flixton Road
Urmston

£320,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



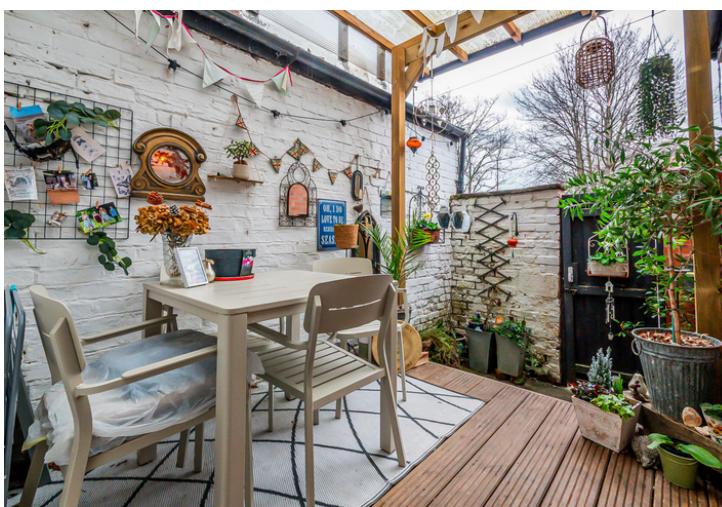
VITAL SPACE
INDEPENDENT ESTATE AGENTS

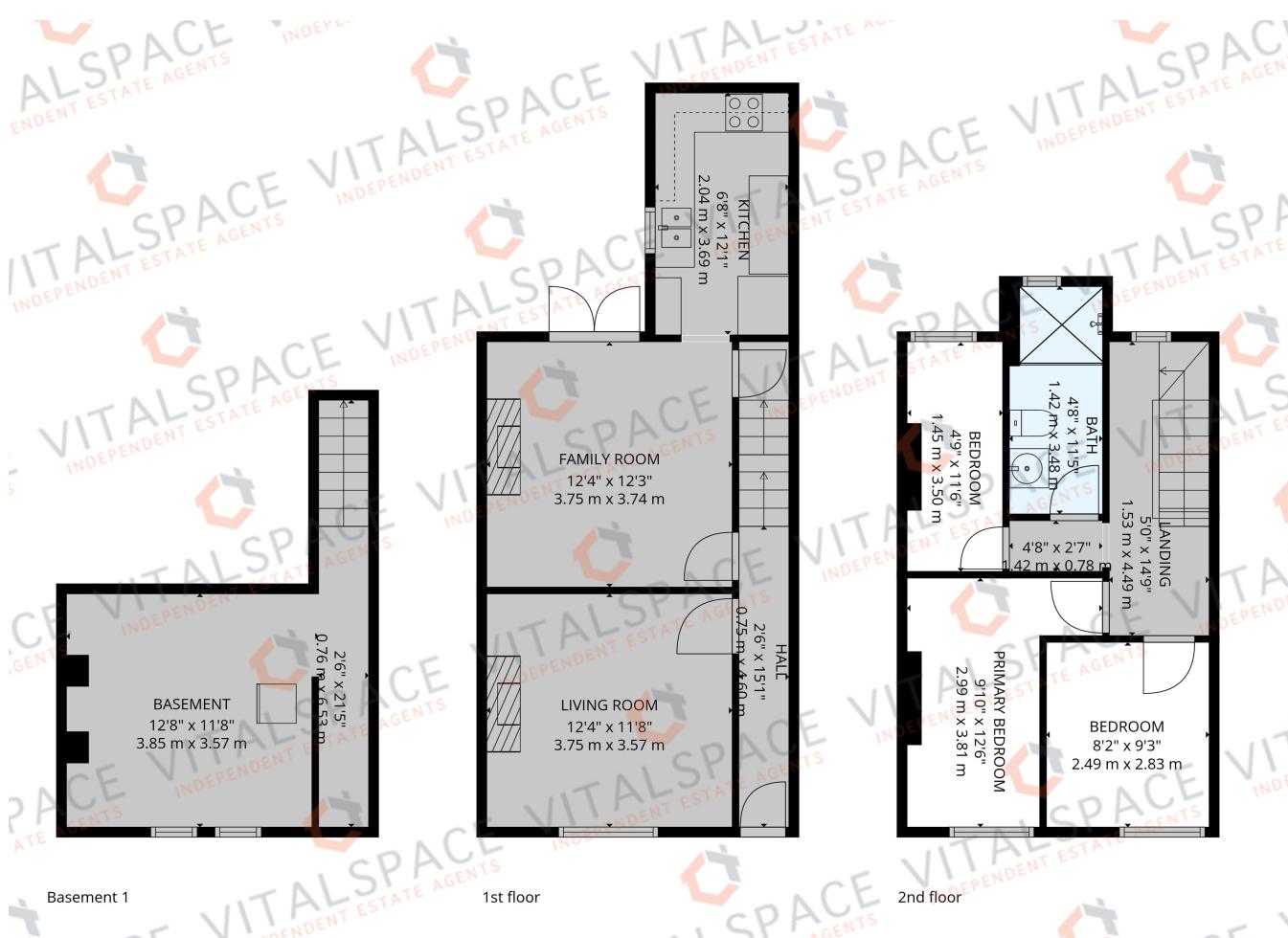


Flixton Road, Urmston, M41 5DR

OFF ROAD PARKING - **VIDEO TOUR** - **LARGE REAR GARDEN** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this immaculately presented THREE BEDROOM period mid terrace property located within walking distance to Urmston town centre. In brief the tastefully decorated accommodation comprises; a warm and welcoming entrance hallway, a well proportioned living room, a versatile family/dining room which is open into an impressive fitted kitchen with a range of 'Shaker' style wall and base units, butcher block worksurfaces, contrasting quarry tile flooring, a vaulted ceiling and a skylight. A useful cellar can be accessed via the dining room and provides additional storage space. To the first floor, a shaped landing gives access into three well proportioned bedrooms alongside a contemporary white three piece tiled shower room. Externally, to the rear there is off road parking which in turn leads into a generous lawned and fenced garden. There is even a decked courtyard area covered by a timber pergola which provides ample space for a table and chairs during those summer months. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools in the area for children of all ages. For commuters, the property positioned is within walking distance of Urmston Road train station and has excellent access to the motorway network. Viewing is essential. Contact VitalSpace on for further information.



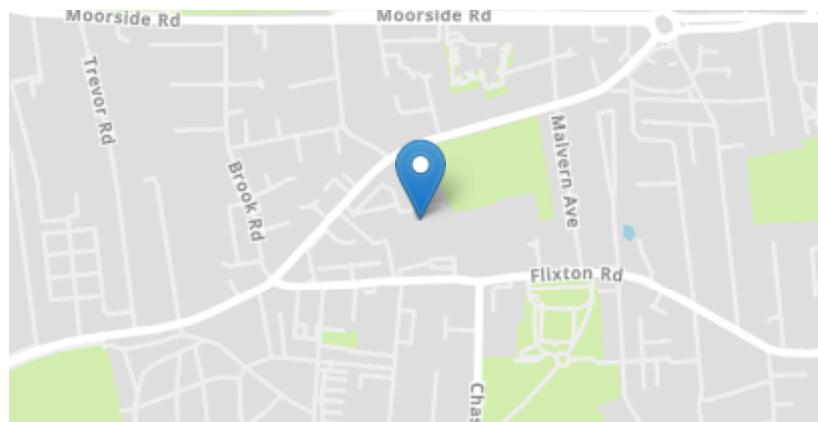




Basement 1

1st floor

2nd floor



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.

Features

- Three bedrooms
- Period mid terrace
- Two receptions rooms
- Useful storage cellar
- Off parking parking
- Courtyard and garden
- Walk into Urmston
- 77 Sqm² / 834 Sqft
- Immaculate condition
- Contemporary shower room

Frequently Asked Questions

How long have you owned the property for? Since 2022

When was the roof last replaced? Kitchen roof replaced since 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? North facing rear garden

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

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.

Tel: 0161 747 7807

Email: sales@vitalspace.co.uk

Web: www.vitalspace.co.uk

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