



LAXFIELD DRIVE
FLIXTON

£315,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

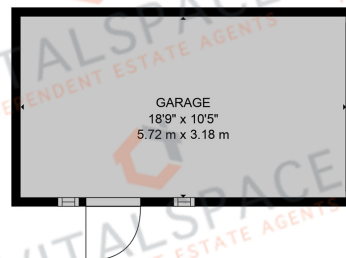
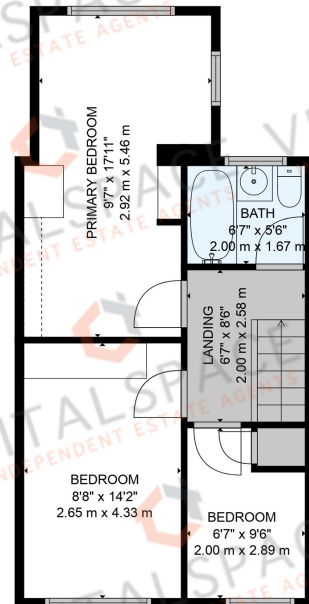


Laxfield Drive, Flixton, M41 8RT

****DOUBLE STOREY EXTENSION** - **NO ONWARD CHAIN** -**
VITALSPACE ESTATE AGENTS are delighted to offer to the sales market this well presented THREE BEDROOM semi detached property situated in a peaceful, sought after Flixton cul-de-sac. Positioned on a good sized garden plot, this well cared for property is offered for sale with no onward chain and briefly comprises; a welcoming entrance hallway leads into a spacious living room with double doors opening into an spacious dining kitchen complete with a host of wall and base units with contrasting worksurfaces. An extended morning room can be accessed via the dining room, again with uPVC doors providing access out into the rear garden. To the first floor there are three good sized bedrooms and a contemporary three piece bathroom. Externally, a mentioned, this property is situated on a good sized plot with off driveway parking leading up to a detached garage. The garden itself is a good size, SOUTH FACING in orientation, low maintenance with a gravel garden complete with a selection of mature plants and shrubs, privately enclosed to all sides. This property is situated in a convenient location ideal for a selection of highly regarded schools, amenities and transport links including the M60 motorway. An impressive and spacious extended property situated on a popular Flixton road which simply must be viewed to be fully appreciated. To arrange a viewing contact VitalSpace Estate Agents.







Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- No onward chain
- Three reception rooms
- Garage and driveway
- uPVC double glazing
- Ideal family home
- Gas central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 1992

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

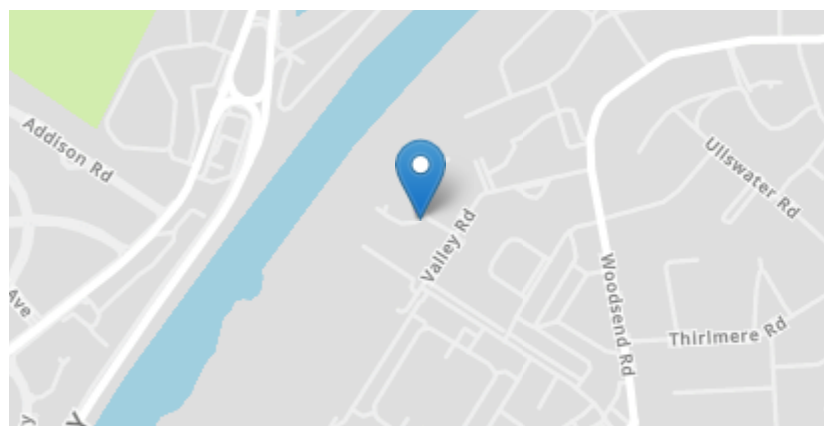
When was the property last rewired? Not during purchase

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Double storey - pre purchase

Reasons for sale of property? Sale of rental property

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+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> | | |

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