



SHAFTESBURY GARDENS FLIXTON

£300,000



4 BEDROOMS



2 BATHROOMS



1 RECEPTION



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Shaffesbury Gardens, Flixton, M41 6NP

****NO ONWARD CHAIN** - **VIDEO TOUR** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this beautifully refurbished, deceptively spacious **FOUR BEDROOM** mid terrace property combines contemporary living with stylish finishes throughout. Arranged over three floors, the ground floor features a bright and spacious living room which flows seamlessly into a modern, fully updated dining kitchen with sleek fixtures and fittings. A practical utility room can be accessed via the dining kitchen and provides valuable extra space alongside a conveniently placed downstairs WC. To the first floor are three well proportioned bedrooms, all recently carpeted and freshly decorated, along with a newly installed four piece family bathroom with a bath and separate shower cubicle. A standout feature of the home is the impressive loft conversion, serving as a luxurious principal master bedroom suite. Flooded with natural light via skylights, this superb space is further complemented by a contemporary en-suite shower room, creating an ideal private retreat. Externally, to the front of the property offers, a paved driveway provides ample off road parking facilities whilst to the rear, a fenced and lawned garden can be found. Offered for sale with no onward chain, this attractive home is ideally suited to families or professionals seeking modern living within a traditional terrace setting. Further benefits include gas central heating and uPVC double glazing throughout. Ideal for local schools and amenities at Woodsend Circle. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents on for further information or to arrange an internal inspection.







Features

- Four spacious bedrooms
- Mid terrace property
- Arranged over three floors
- No onward chain
- Driveway and garden
- Modern dining kitchen
- Utility & downstairs WC
- Stunning Loft Conversion
- En-suite shower room
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Yes

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

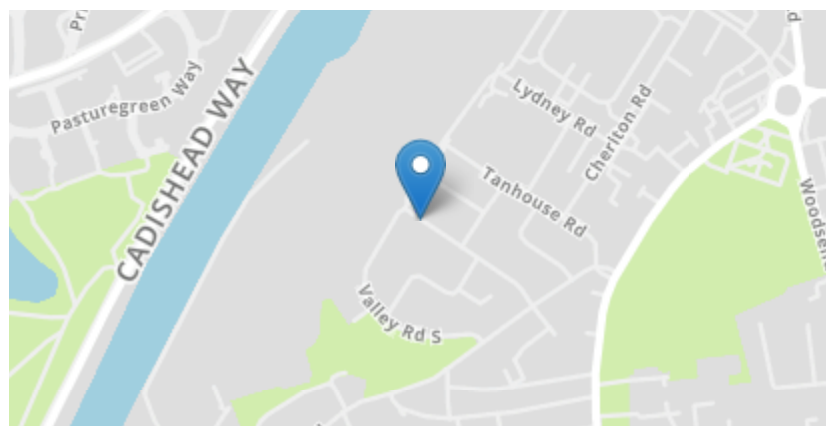
When was the property last rewired? Yes

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, loft conversion

Reasons for sale of property? No longer required

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

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