



DELBOOTH AVENUE
FLIXTON

£485,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



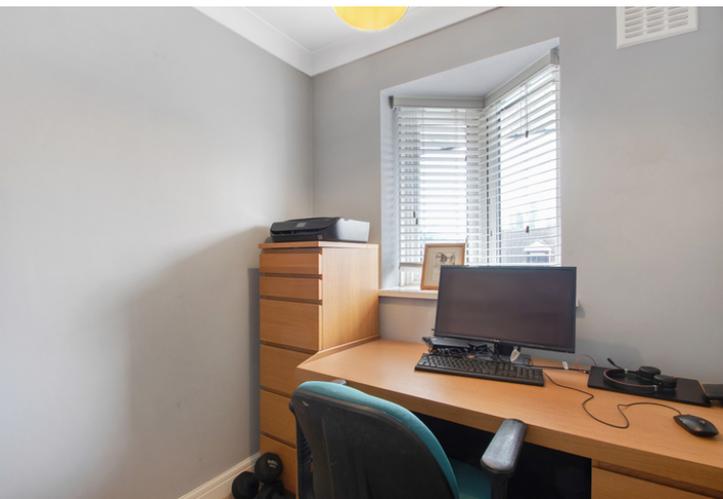
VITALSPACE
INDEPENDENT ESTATE AGENTS



Delbooth Avenue, Flixton, M41 8SD

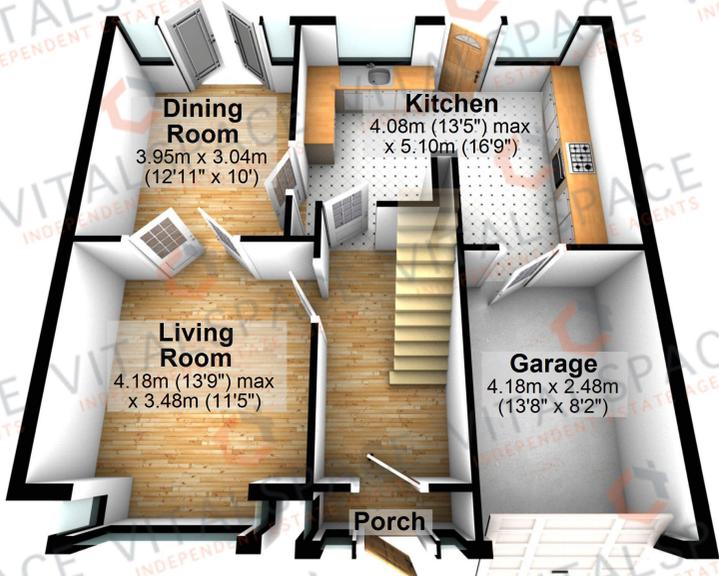
****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this STUNNING THREE BEDROOM DETACHED family home situated on one of Flixton's most desirable roads. This beautiful extended home is ideally located for any growing family or professional couple looking to live on a quiet, residential road without sacrificing access to amenities and commuting routes. Upon entry, you are welcomed by a bright and spacious entrance hallway that sets the tone for the rest of the home. A generously sized bay fronted living room can be accessed directly from the entrance hallway with double doors opening into a spacious dining room with access directly out into the landscaped south facing rear garden. Without doubt, the hub of this desirable family home is the extended modern kitchen fitted with a comprehensive range of wall and basin units with a range of integrated appliances and splash back tiling. Entry into an integral garage can be found via the kitchen, currently used as for storage and a utility space by our clients. Stairs rise up to the first floor level where a shaped landing gives entry into three well proportioned bedrooms alongside a modern tiled three piece bathroom complete with a shower over bath combination. Externally, this property is set back from the road, approached via a large paved driveway providing excellent off road parking facilities. To the rear, the landscaped South / South West facing garden is a real sun trap planted with a host of mature bushes, shrubs, raised planters and a paved patio area providing a perfect spot for alfresco dining during those summer months. A timber summer house with storage further compliments this secluded garden space. This home blends space, comfort, and practicality in a sought after location and is not to be missed. Conveniently located within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



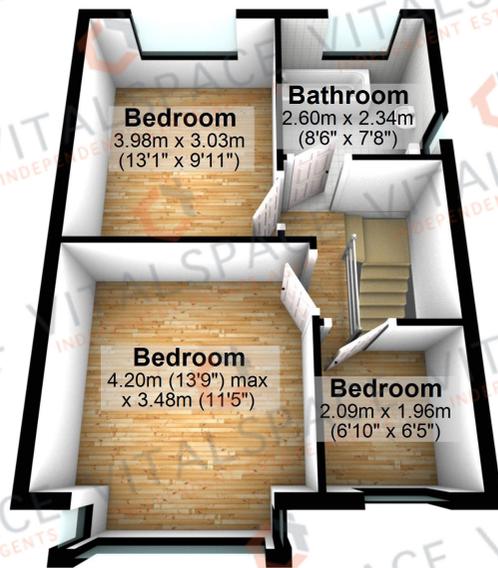




Ground Floor



First Floor



Features

- Three spacious bedrooms
- Detached family property
- Gas central heating
- Integral garage
- Large modern kitchen
- Two reception rooms
- Paved driveway parking
- Landscaped rear garden
- uPVC double glazing
- Highly desirable location

Frequently Asked Questions

How long have you owned the property for? 13 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - serviced in 2024

When was the property last rewired? partial re-wire - new consumer unit in 2014

Which way does the garden face? South / South West facing rear garden

Are there any extensions and if so when were they built? Yes, extended kitchen pre purchase

Reasons for sale of property? Upsize with partner

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		
(69-80) C		
(55-68) D	68	75
(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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