

ROTHIEMAY ROAD FLIXTON

£525,000



3 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D









## Rothiemay Road, Flixton, M41 6LL

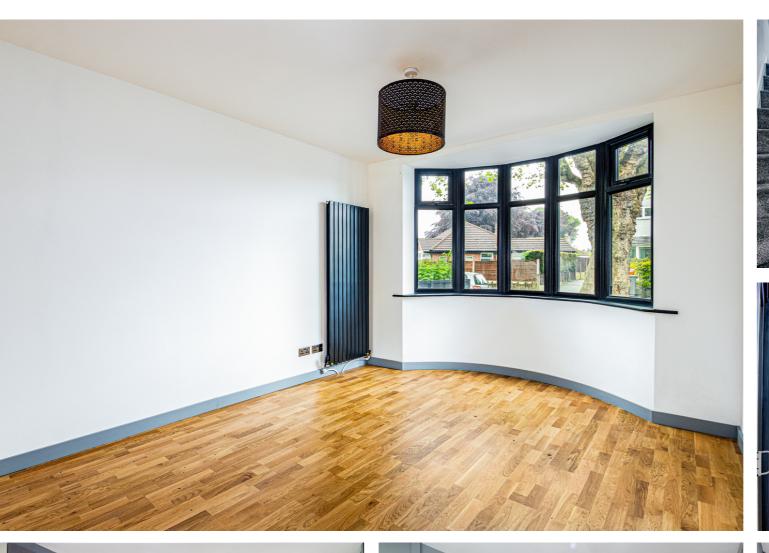
\*\*NO ONWARD CHAIN\*\* - \*\*IMPRESSIVE SPECIFICATION\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, recently refurbished and remodelled THREE BEDROOM detached family home located on a quiet tree lined road in Flixton. This bespoke residence is exceptional in every sense of the word; designed by our clients to exacting standards and offering spacious and flexible living accommodation in a contemporary style. This enviable property briefly comprises; a solid wooden entrance door with feature stained glass which opens into a welcoming tiled hallway, with double glass doors leading into a well proportioned bay fronted living room which leads into a luxury breakfast kitchen with a comprehensive range of high gloss wall and base units complimented by granite worksurfaces. A useful utility room and downstairs WC can also be found to the ground floor level. To the first floor there are three spacious bedrooms and a luxury four piece tiled bathroom with black accessories. Externally, to the front is an extensive gravel driveway which provides off road parking for multiple vehicles. To the rear, a southerly facing rear garden can be found with a generous decked patio ideal for a table and chairs leading down







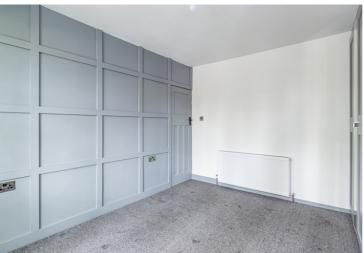








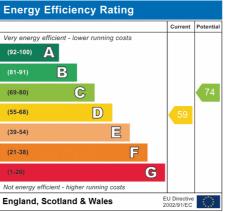






## **Ground Floor** First Floor Room Bathroom Bedroom 2.23m x 2.24m 3.11m x 3.18m Open Plan Living 7.84m max x 5.58m max **Bedroom** 4.20m max x 3.18m Bedroom 2.40m x 2.27m





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
- Detached family home
- No onward chain
- South facing rear garden
- Stunning open plan kitchen
- New roof in 2017
- Tree lined road
- Recently refurbished
- Luxury tiled bathroom
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 18 months

When was the roof last replaced? Yes, new roof in 2017

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

When was the property last rewired? Yes, rewired in 2022 / 2023

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?

Reasons for sale of property? Sale of renovated property

If you would like to submit an offer on this property, please visit our website - https://www.vitalspace.co.uk/offer - and



Tel: 0161 747 7807 Email: urmston@vitalspace.co.uk Web: www.vitalspace.co.uk 22 Flixton Road, Urmston, Manchester, M41 5AA