



THE GROVE FLIXTON

£450,000



4 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



EPC GRADE- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

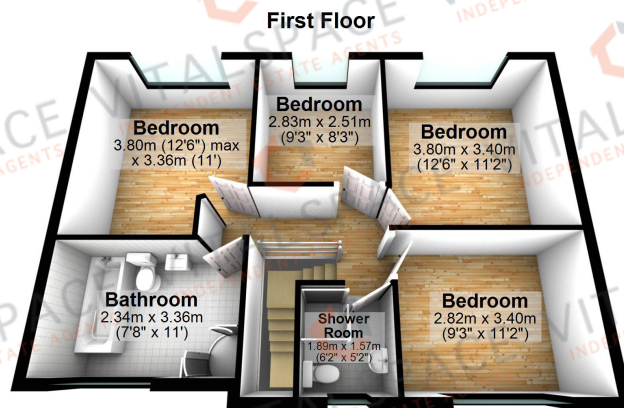
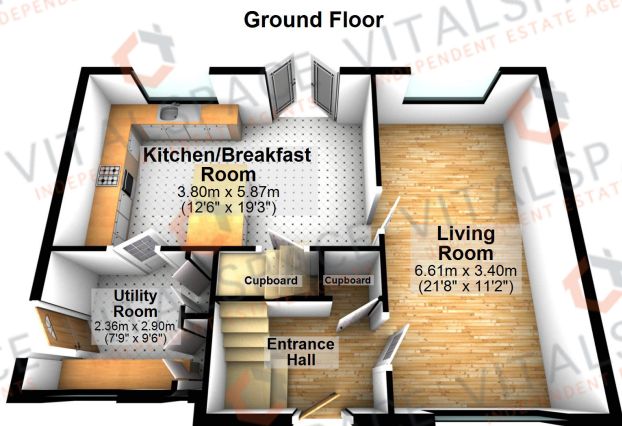


The Grove, Flixton, M41 6JB

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are delighted to bring to the market this beautifully presented, extended FOUR BEDROOM semi detached home, ideally positioned on a quiet cul-de-sac in the heart of Flixton Village. Upon arrival, you are welcomed by a double width tegular block paved driveway offering convenient off road parking. Step inside to a bright and airy entrance hallway, setting the tone for the stylish freshly decorated interior throughout. To the ground floor, the property offers a generously sized accommodation with a 21 ft living room leading into a stunning open plan kitchen and breakfast area. The kitchen forms the hub of this family home featuring a range of modern wall and base units, complementary work surfaces and a tiled splashback alongside a central breakfast bar with space for seating. uPVC double doors open seamlessly from the kitchen into the rear garden, offering a perfect blend of indoor and outdoor living, ideal for families and entertaining guests. A conveniently placed utility room can be accessed via the kitchen with access out to the side of the property. Upstairs, a shaped landing leads into four well proportioned bedrooms, offering flexibility for family life, home working, or guest accommodation. This property also boasts a contemporary four piece family bathroom complete with both a bath and a walk in shower, as well as an additional modern shower room, perfect for a busy household. Externally, the rear garden is a real highlight. Designed for low maintenance and year round enjoyment offering the perfect combination of a paved patio, established planting including rose bushes, wisteria, a selection of fruit trees alongside lawned areas. A charming gravelled pathway, framed by timber boundaries and decorative garden trellis, guides you to a peaceful and private retreat at the rear of the garden, featuring mature shrubbery and a tranquil pond, a perfect spot for relaxing in nature. Further benefit of this immaculately presented home include an insulated storage loft, uPVC double glazing installed in 2014/2015, a regularly serviced gas central heating system and new carpet upstairs. This impressive home perfectly combines modern family living with serene outdoor space.







Features

- Four spacious bedrooms
- Extended family home
- Close to amenities
- Quiet cul-de-sac
- Open plan breakfast kitchen
- Semi detached property
- Large private gardens
- Popular location
- No onward chain
- Bathroom & shower room

Frequently Asked Questions

How long have you owned the property for? Since 2007

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

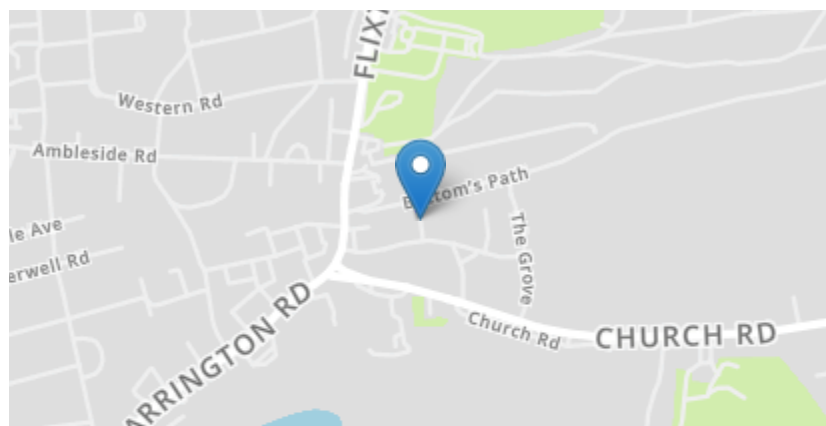
When was the property last rewired? Partial re-wire completed on the extension in 2015

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Side extension completed in October 2015

Reasons for sale of property? Sale of investment 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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