



TOWN GATE DRIVE
FLIXTON

£285,000

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



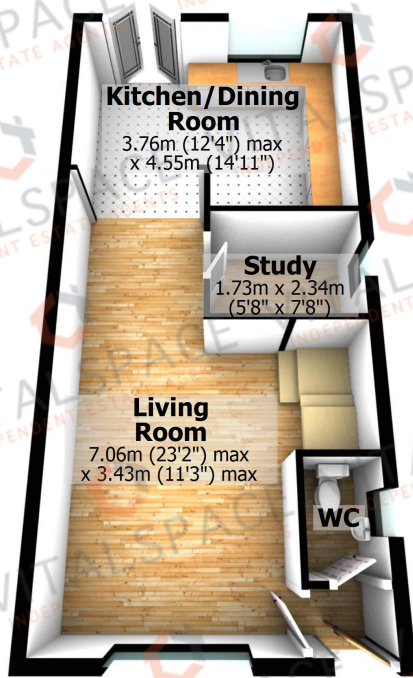
Town Gate Drive, Flixton, M41 6ER

****DETACHED FAMILY HOME BEING SOLD WITH NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale a well located EXTENDED THREE BEDROOM DETACHED property set on a generous plot and situated in a peaceful residential area of Flixton. In brief the well proportioned accommodation comprises; entrance hallway, useful downstairs WC, a spacious living room, an office/ study area and a spacious, open plan dining kitchen area. To the first floor there are THREE good sized bedrooms as well as a white three piece bathroom suite. Externally the property benefits from being set on a generous plot. To the front of the property a shaped lawned garden can be found alongside a driveway providing excellent off road parking facilities. To the side, wrought iron gates offer additional security with a detached garage behind. To the rear there is an enclosed lawned garden with a paved patio seating area. The rear garden itself is not overlooked as it backs onto open fields. Warmed by gas central heating and uPVC double glazed throughout. An ideal family home in a quiet location being sold with no onward chain. Contact VitalSpace Estate Agents to arrange an internal viewing or for further information.

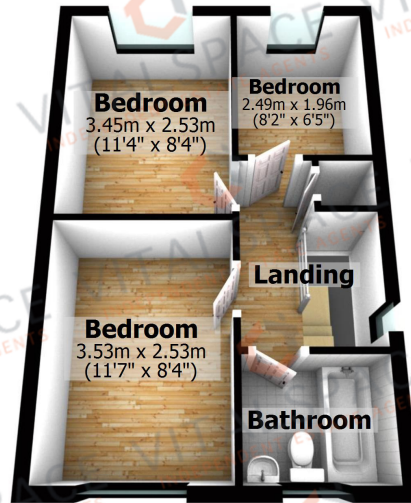




Ground Floor



First Floor



Features

- Three bedrooms
- Detached family home
- Extended accommodation
- No onward chain
- Gas central heating
- uPVC double glazing
- Open aspect views
- Quiet location
- Detached garage
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 15+ years

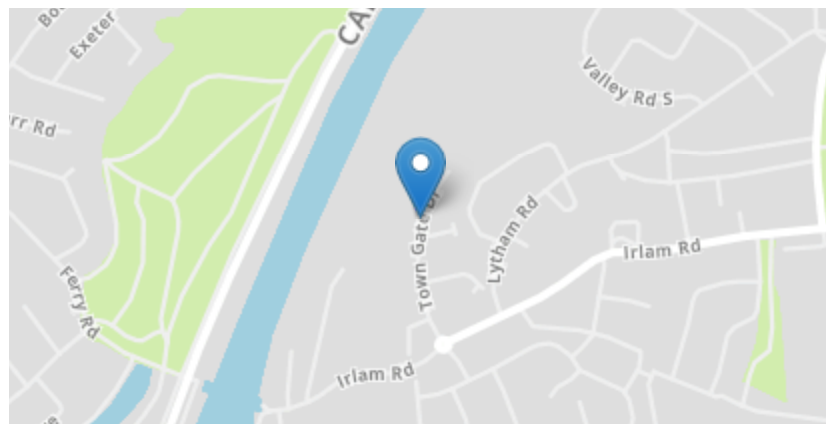
When was the roof last replaced? Pre purchase

How old is the boiler and when was it last inspected? Inspected 2020

Tenure: Freehold

Reasons for sale of property? Relocate

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



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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