



DE BROOK CLOSE  
FLIXTON

£550,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# De Brook Close, Flixton, M41 6QH

**\*\*QUIET FLIXTON CUL-DE-SAC\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are privileged to offer for sale this beautifully presented **FOUR BEDROOM** executive detached family residence situated on a peaceful Flixton cul de sac just off Ambleside Road. If you are looking for luxury open plan living with space in abundance, this tastefully presented family home could be ideal for you. This property was built in 2003 on the site of the historic De Brook farm close to the local nature reserve. Updated by our client in recent years, the immaculate accommodation combines well proportioned living space with several reception rooms and four true double bedrooms making this property perfect for any growing family. In brief, this property comprises of a warm and welcoming entrance hallway, a generously sized living room and an impressive dining kitchen complete with a comprehensive range of high gloss fitted wall and base units with a rolled edged worksurfaces. A downstairs WC completed the ground floor accommodation. To the first floor is the shaped landing provides entry into four double bedrooms with the master serviced by an en-suite facilities alongside a modern fitted family bathroom. Externally, a private driveway with electric charging point provides off road parking for several vehicles. To the rear of the property, a brick built double garage can be found, currently being used as a gym but could easily be used for a variety of purposes. A secluded rear garden has been professionally landscaped with a focus on low maintenance assisted by a raised composite decked patio area and an artificial lawned garden. The location of De Brook Close is perfect, nestled away at the foot of a quiet cul-de-sac on the doorstep of local green belt land and close to superb transport links and several popular schools. We thoroughly recommend an internal inspection to appreciate this superb family home. Contact VitalSpace Estate Agents on to reserve your viewing appointment.





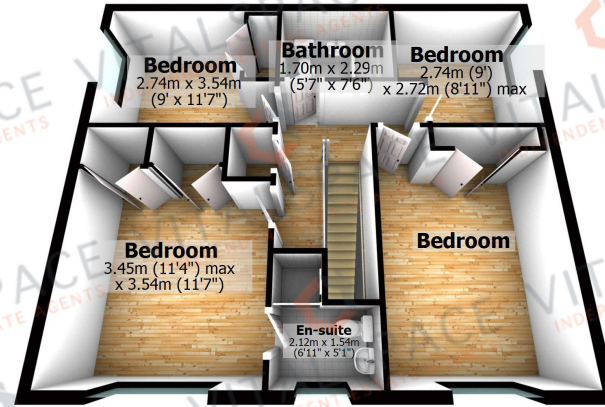




Ground Floor



First Floor



## Features

- Four double bedrooms
- Detached family residence
- Quiet cul-de-sac
- Impressive dining kitchen
- Detached double garage
- Landscaped garden
- En-suite shower room
- High Spec Throughout
- Ideal family home
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 20 years

When was the roof last replaced? No

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

When was the property last rewired? Not since built - 2003

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Upsize

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.



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