



WESTERN ROAD
FLIXTON
OFFERS OVER
£825,000

-  5 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  BAND E



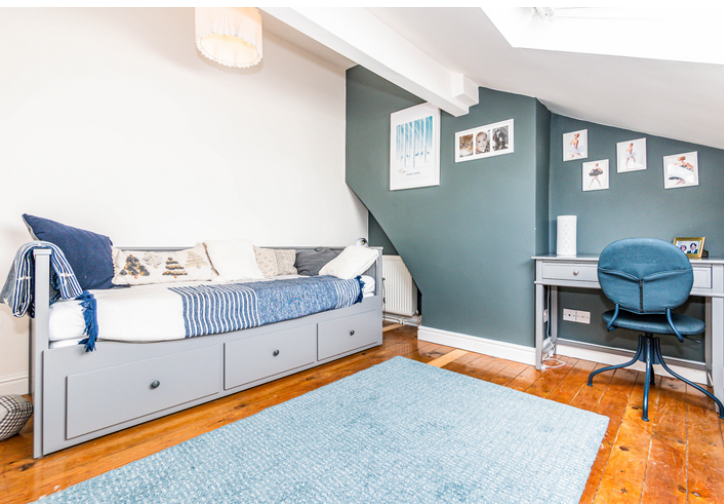
VITALSPACE
INDEPENDENT ESTATE AGENTS

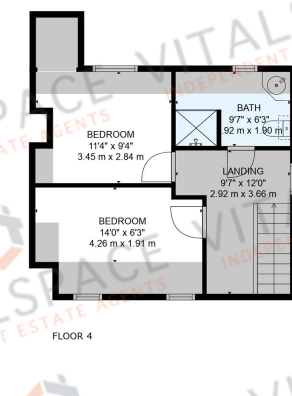
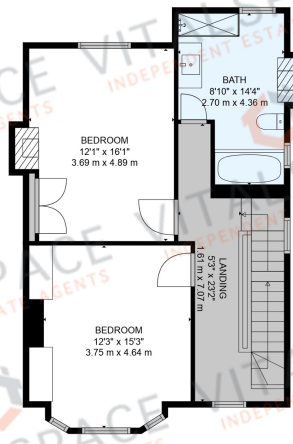
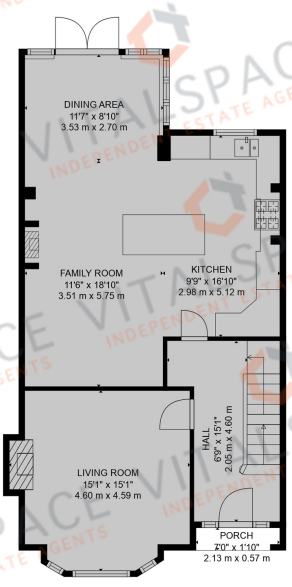


Western Road, Flixton, M41 6LF

****VIDEO TOUR** - **A STUNNING EXTENDED PERIOD PROPERTY** - **PROFESSIONALLY CONVERTED CELLARS** - VitalSpace Estate Agents are delighted to offer for sale an immaculately finished and extended FIVE DOUBLE BEDROOM Victorian semi detached family residence on the highly desirable Western Road in Flixton. This spacious period property has been tastefully updated by the current vendors to an exceptional standard yet retains a wealth of charm, character and original features throughout. In brief the accommodation comprises; light and spacious entrance hallway with a period tiled floor, a generously sized bay fronted living room with a feature fireplace alongside an impressive open plan kitchen/sitting/dining room complete with double doors overlooking a magnificent rear garden. The kitchen itself comes complete with a comprehensive range of 'Shaker' style wall, base and cabinet units with Corian worksurfaces alongside a host of integrated appliances including an oven, grill, warming draw and a dishwasher complete with a walk in pantry providing excellent dry food storage. Stairs lead down from the entrance hallway into a professionally converted cellar providing versatile living accommodation, currently used as an additional bedroom and a sitting room by our clients. A useful downstairs WC and utility room complete the cellar accommodation. To the first floor there is a spacious landing providing entry into two large double bedrooms alongside an opulent family four piece bathroom, part tiled with a walk in shower area and a separate bath. Stairs rise from the first floor to a second floor landing with access into two further double bedrooms serviced by a three piece shower room making this floor perfect for teenage family members. Externally, a concrete imprint driveway to the front of the property provides ample off road parking for multiple vehicles. To the rear, the mature, landscaped garden is a fantastic size for any growing family with a large paved patio area perfect for alfresco dining opening into a shaped lawned garden. A further paved seating area to the rear of the garden offers another tranquil area, secluded by timber fenced boundaries. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space packed full of original period features. This property is conveniently placed for a range of shopping facilities, highly regarded schools, parks and transport links. An internal inspection is absolutely essential to fully appreciate all that this family residence affords. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.**







Features

- Five double bedrooms
- Victorian Semi Detached
- Original character features
- Arranged over four floors
- Perfect family home
- Extensive rear garden
- Open plan living/dining/kitchen
- Professionally converted cellars
- Desirable location
- Viewing essential

Frequently Asked Questions

- How long have you owned the property for? 23 years
- When was the roof last replaced? No
- How old is the boiler and when was it last inspected? Gas central heating
- When was the property last rewired? No
- Which way does the garden face? North facing rear garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

- Are there any extensions and if so when were they built? Yes 2006
- Reasons for sale of property? Downsize
- 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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