



LAWRENCE ROAD  
FLIXTON

£325,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

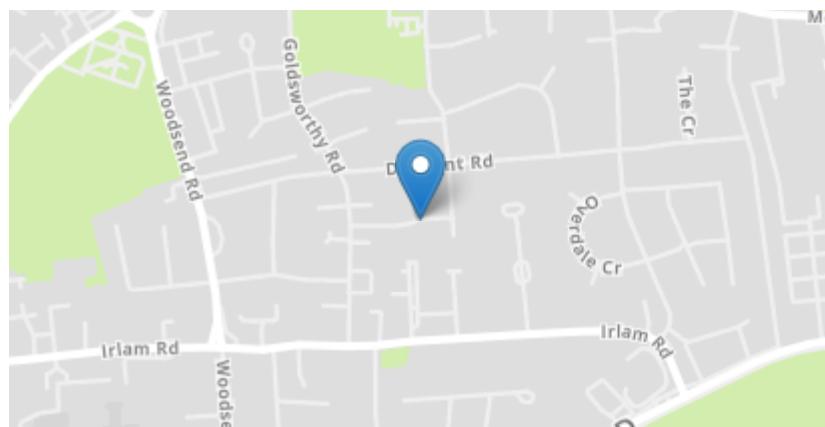
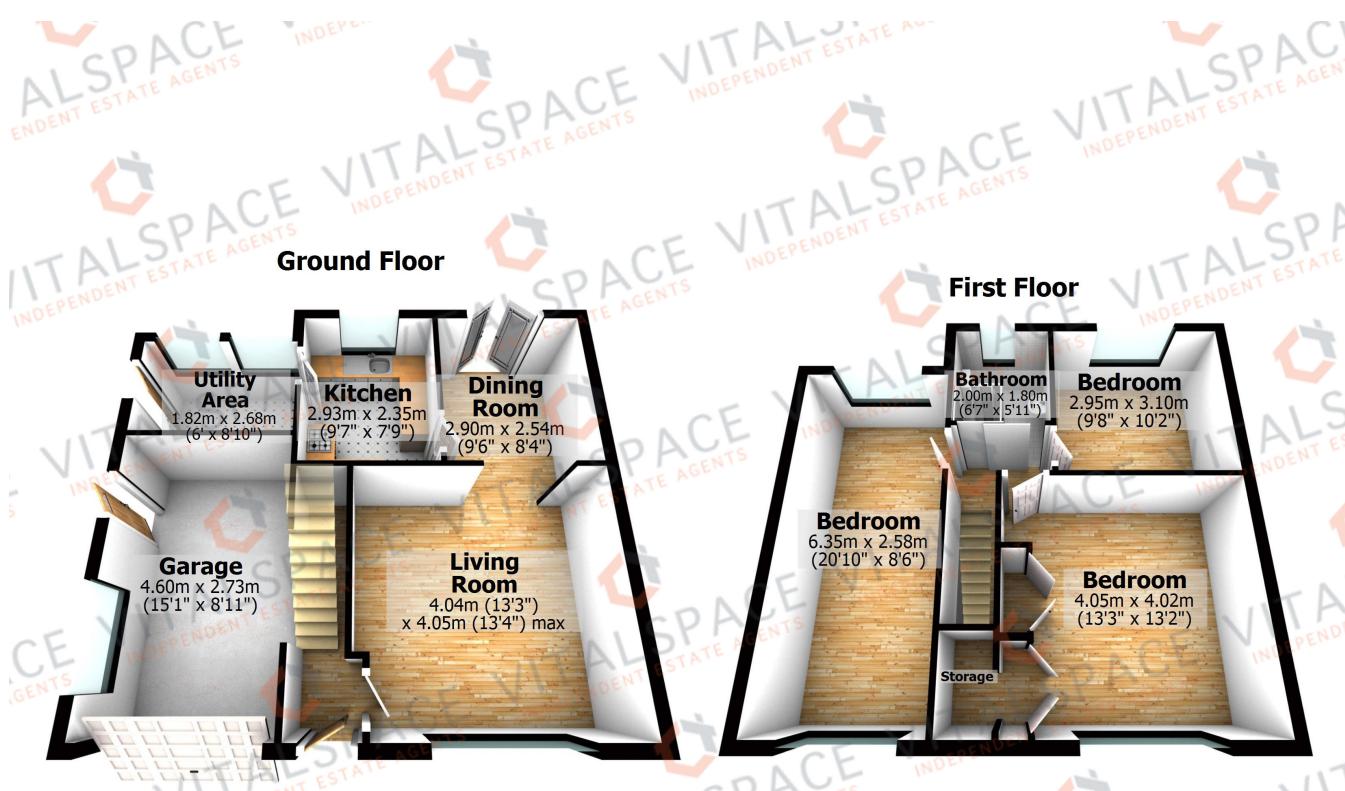


# Lawrence Road, Flixton, M41 8UB

\*\*QUIET CUL-DE-SAC\*\* - \*\*THREE DOUBLE BEDROOMS\*\* -  
\*\*VIDEO TOUR\*\* - VitalSpace Estate Agents are pleased to bring to the market a desirably located and well presented THREE DOUBLE BEDROOM EXTENDED semi detached property situated just off Derwent Road in Flixton. Set back from the road and approached via a large fenced driveway, in brief, the well proportioned accommodation briefly comprises; a welcoming entrance hallway with access into a generously sized living room which leads into a dining room with double doors opening out into the rear garden. A fitted kitchen and utility room complete the ground floor accommodation. Stairs rise to the first floor level where a shaped landing provides entry into THREE DOUBLE BEDROOMS, the master measuring 20ft in length with windows to both the front and rear elevations. A three piece shower room can also be found on the first floor comprising of a large double shower cubicle, vanity hand wash basin and a low level WC. Externally, as mentioned, a large driveway to the front of the property leads up to a garage. To the rear, the large, secluded SOUTH WEST facing garden is sure to be perfect for any family with a paved patio area ideal for alfresco dining.







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 double bedrooms
- Semi detached property
- Extended accommodation
- No onward chain
- Large rear garden
- Cash buyers only
- Quiet cul de sac
- Driveway parking
- Scope to update
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 1986

When was the roof last replaced? 1986

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

When was the property last rewired? 1986

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Car port and bedroom - 1963

Reasons for sale of property? Death of Owner

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

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