



GOLDSWORTHY ROAD
FLIXTON

£495,000

-  5 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



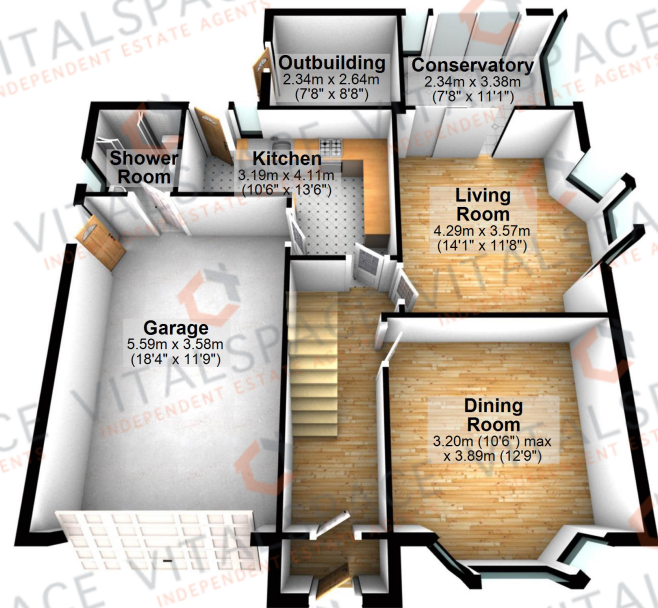
Goldsworthy Road, Flixton, M41 8TY

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally spacious FIVE BEDROOM family residence situated on a desirable tree lined road in Flixton. This superb property offers a vast amount of space having been sympathetically extended to provide attractive accommodation ideal for any growing family. In brief the well presented home comprises; an impressive warm and welcoming entrance hallway, a good sized bay fronted dining room, a large living room, a UPVC double glazed conservatory and a 'L' shaped fitted kitchen. A tiled downstairs shower room and a large integral double garage can also be found on the ground floor level. To the first floor, a split level landing provides entry into five well proportioned bedrooms and a three piece family bathroom. This property is warmed by an annually serviced gas central heating system, uPVC double glazing throughout and a new roof installed in 2021. Externally to the front of the property, wrought iron double gates lead onto a paved driveway which provides ample off road parking which in turn leads to an integral garage. The gardens which surround the property boast a stocked pond, shaped lawned areas, a paved patio and flower borders housing a selection of bushes and plants. This property is situated in a convenient location between Irlam and Moorside Road close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. We strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer. Contact VitalSpace Estate Agents to arrange an internal inspection.





Ground Floor



First Floor



Features

- Five bedrooms
- Detached family home
- Highly regarded location
- uPVC Double Glazing
- Gas central heating
- Large corner plot
- Driveway and double garage
- Three reception rooms
- No onward chain
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2014

When was the roof last replaced? Yes, new roof in Feb 2021

How old is the boiler and when was it last inspected? gas central heating boiler was installed in 2013 and serviced annually

Which way does the garden face? Mainly south east / south west facing

Are there any extensions and if so when were they built? Yes, 1986

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		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D	60	
(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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