



WOODSEND ROAD  
FLIXTON

£340,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Woodsend Road, Flixton, M41 8QY

VITALSPACE ESTATE AGENTS are delighted to bring to the market this well presented, extended THREE BEDROOM semi-detached property situated on a popular Flixton road. This property is set back off Woodsend Road, ideal for any growing family, close to a range of local amenities, transport links and is within the catchment area for several popular schools. This property is presented in a genuine 'move in' condition, making an early viewing essential. In brief the tastefully presented accommodation comprises; a warm and welcoming hallway, a generously sized living room with feature fireplace, a separate extended dining room with double doors leading out into the rear garden and a fitted kitchen complete with a host of wall and base units space for a range of appliances. Stairs rise to the first floor level where a shaped landing provides entry into three well proportioned bedrooms alongside a three piece bathroom. Externally, this property is set back from Woodsend Road behind a wrought iron gated driveway and a generous block paved driveway which leads up an attached storage garage. To the rear, a WEST facing garden can be found with a flagged shaped patio with a lawned garden beyond which is fenced for privacy. As mentioned, Woodsend Road is positioned in a highly desirable area, within walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, and restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.









Ground Floor



First Floor



## Features

- Three bedrooms
- Semi detached property
- Two reception rooms
- West facing rear garden
- Extended accommodation
- uPVC double glazing
- Gated driveway and garage
- Ideal family home
- Gas central heating
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 39 years

When was the roof last replaced? No

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

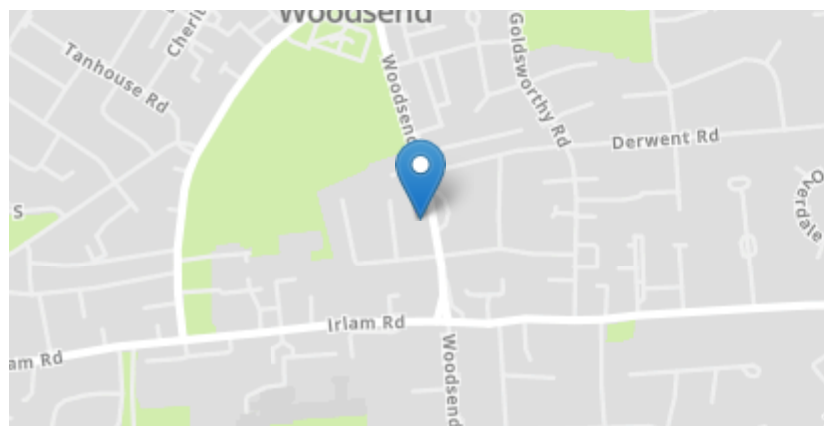
When was the property last rewired? No

Which way does the garden face? West facing rear garden

Tenure: Leasehold - 910 years remaining - £10 per year ground rent

Reasons for sale of property? Relocate closer to family

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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