



LANSDOWNE ROAD
FLIXTON

£275,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 VIRTUAL TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS



Lansdowne Road, Flixton, M41 6PX

****VIRTUAL TOUR** - **EXTENDED KITCHEN** - **LARGE PRIVATE GARDEN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this superbly presented and tastefully decorated THREE BEDROOM semi detached property situated on a peaceful Flixton road. Situated on a good sized plot, in brief the well presented accommodation comprises; a warm and welcoming entrance hallway, a generously sized living/dining room with an attractive exposed brick chimney breast and sliding doors opening out onto a raised decked area. A modern fitted kitchen can also be found on the ground floor level complete with a comprehensive range of wall and base units with contemporary splash back tiling. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a tiled three piece bathroom with an electric shower above the bath. Externally, as mentioned, this property occupies a pleasant, secluded position with open aspect views to both the front and rear. A paved driveway can be found to the front of the property providing ample off road parking facilities. To the side, ample space can be found making an extension possible (subject to obtaining any necessary planning permission). The rear garden is a real delight, mainly laid to lawn with mature bushes, plants and trees enhanced by an elevated decked patio area with balustrade railings. Just a stones throw away from the beautiful Dutton's Pond and within walking distance to Flixton Train Station. An internal inspection is highly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Secluded garden plot
- Tastefully presented
- Gas central heating
- uPVC double glazing
- Driveway parking
- Scope to extend
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since November 2017

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas Central Heating - serviced 2/4/19 (Worcester boiler 5 years old)

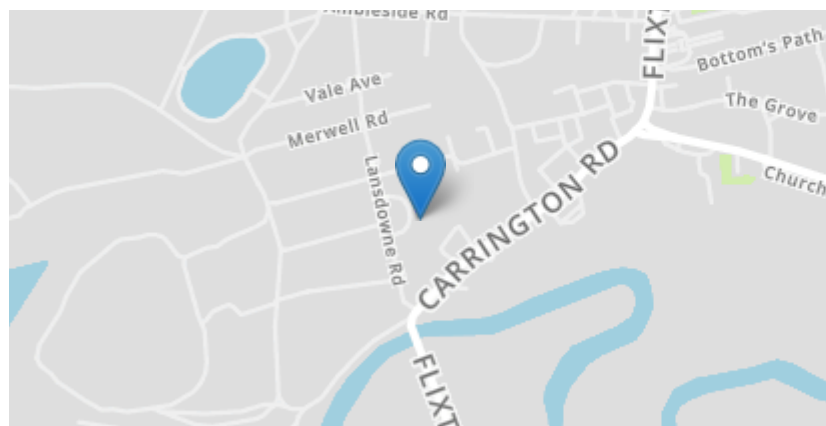
When was the property last rewired? Unknown, but has modern consumer unit

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

Tenure: Freehold

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	67	
(1 to 20)	G		83
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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