



MOORSIDE ROAD
FLIXTON

£750,000

 3 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 BAND F



VITALSPACE
INDEPENDENT ESTATE AGENTS



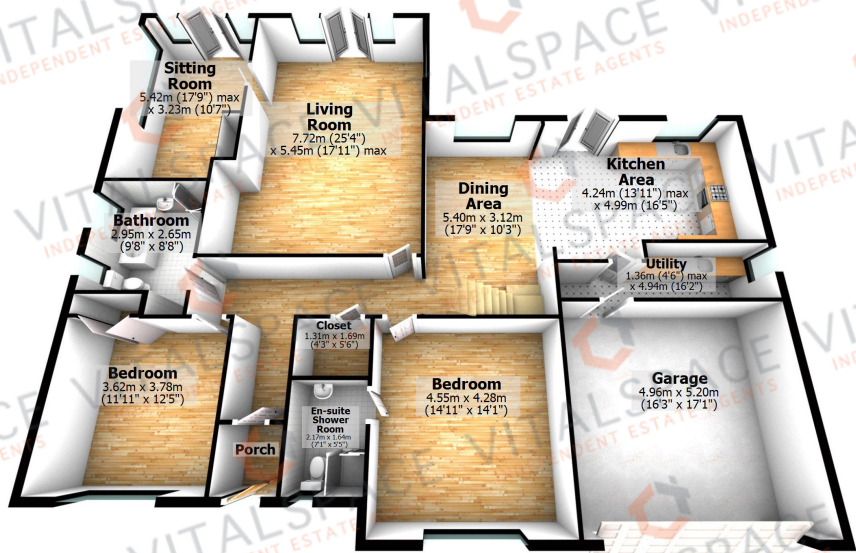
Moorside Road, Flixton, M41 5SF

****UNIQUE DETACHED RESIDENCE OVERLOOKING DAVYHULME GOLF COURSE****-
VITALSPACE ESTATE AGENTS are pleased to offer for sale this significantly extended, THREE DOUBLE BEDROOM detached property situated within a large gated plot on the always popular tree lined Moorside Road in Flixton. This individual family home provides well maintained accommodation with gardens surrounding the property offering open aspect views over Davyhulme golf course. In brief the highly desirable, enhanced accommodation comprises; a shaped entrance hallway with a large storage closet, a spacious 25ft formal living room with double doors opening out into the rear garden, a generously sized sitting room with solid wood flooring and a convenient utility room giving access into the integral garage. The heart of this home is an exquisite 'Tom Howley' handmade kitchen with a central breakfast island, complete with a comprehensive range of hand painted cabinetry incorporating a range of integrated appliances and contrasting granite splash back and worksurfaces. The kitchen benefits from water filled underfloor heating and opens into a well proportioned dining area providing ample space for a large table and chairs if required. The master bedroom suite comes complete with a modern tiled en-suite shower room and a range of fitted wardrobes. A large second double bedroom and a luxury, recently updated four piece family bathroom can also be found on the ground floor. Stairs rise from the dining area to the first floor level where a further double bedroom can be found alongside access into useful loft storage space. Externally, to the rear of this desirable home is a generously sized, mainly lawned garden and a large patio area taking full advantage of the Golf Course views. A substantial gated driveway provides parking for numerous vehicles and leads up to the integral garage. Further benefits include a new roof in 2017, an electrical re-wire in 2012 and a regularly maintained gas central heating system with underfloor heating. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents on to arrange a viewing appointment.

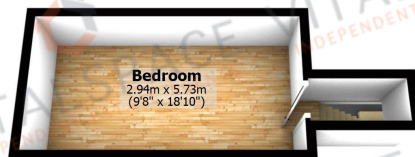




Ground Floor



First Floor



Features

- Three double bedrooms
- Detached family home
- Versatile accommodation
- Impressive kitchen diner
- Sought after location
- Extended accommodation
- Large gated plot
- Under floor heating
- Overlooking Davyhulme golf course
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 34 years

When was the roof last replaced? Yes 2017

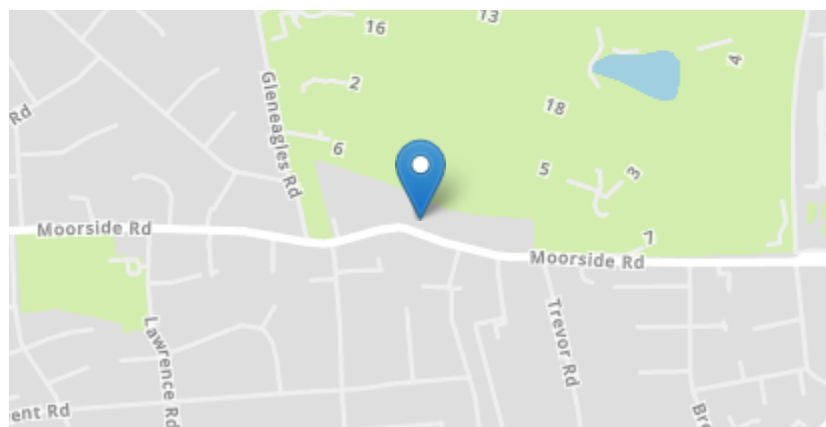
When was the property last rewired? Yes 2012

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes 1990 / 2012

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.



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