



LULWORTH AVENUE  
FLIXTON

OFFERS OVER

£475,000



3 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



EPC GRADE:- C



VITALSPACE  
INDEPENDENT ESTATE AGENTS

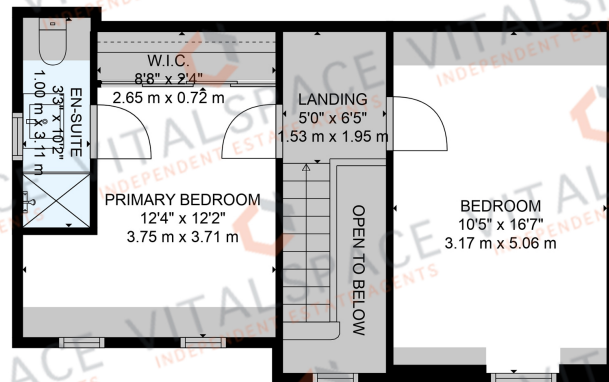
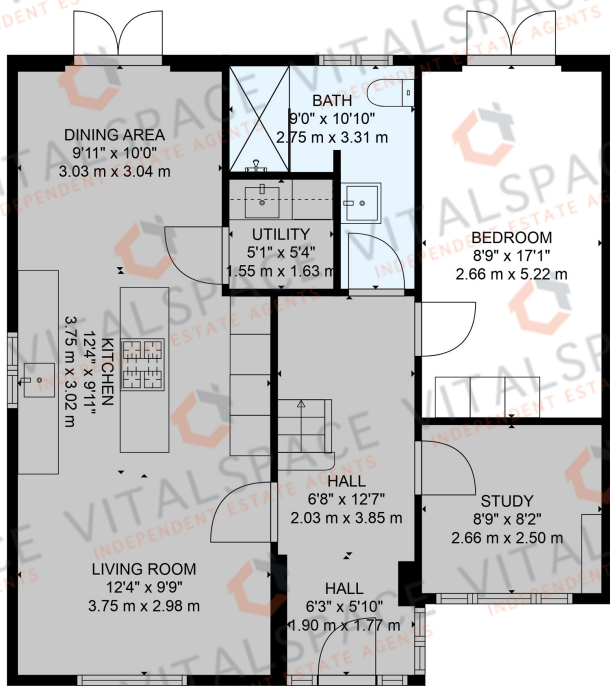


# Lulworth Avenue, Flixton, M41 8UH

**\*\*VIDEO TOUR\*\* - \*\*IMPRESSIVE OPEN PLAN DINING KITCHEN\*\* - VTIALSPACE**  
ESTATE AGENTS are delighted to bring to the sales market this simply stunning, comprehensively renovated and reconfigured detached dormer bungalow located on a quiet Flixton Road. No expense has been spared by our clients when renovating this property which has resulted in an extremely stylish, beautifully appointed, spacious yet versatile family home with three / four large bedrooms arranged over two floors. In brief, the enviable accommodation comprises; an impressive, vaulted reception hallway which really sets the tone, with access into a well proportioned living room which opens into a superb kitchen, perfect for entertaining. The kitchen includes a range of wall, drawer and base units and high quality integrated appliances with a central feature island. This leads to a dining area with double doors opening out into the rear garden. A large double bedroom, a study/fourth bedroom and a luxury tiled shower room can also be accessed via the entrance hallway. A useful utility room completes the ground floor accommodation. Stairs rise to the first floor level with access into two further double bedrooms, one serviced by an en-suite shower room. Externally, this property is approached by a gated, paved driveway providing excellent off road parking facilities. To the rear, a secluded, mainly lawned garden can be found with a patio area which is ideal for alfresco dining during those summer months. Further benefits of this tastefully presented property include uPVC double glazing, a newly installed gas central heating boiler and an electrical re-wire and new roof in 2014. Conveniently situated within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, general services and restaurants and is within the catchment area of the popular Flixton Primary School. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Three/Four bedrooms
- Detached Dormer Bungalow
- High specification
- Comprehensively refurbished
- Open plan dining kitchen
- Versatile accommodation
- Driveway and gardens
- Useful utility room
- Newly installed boiler
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2016

When was the roof last replaced? 2014

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

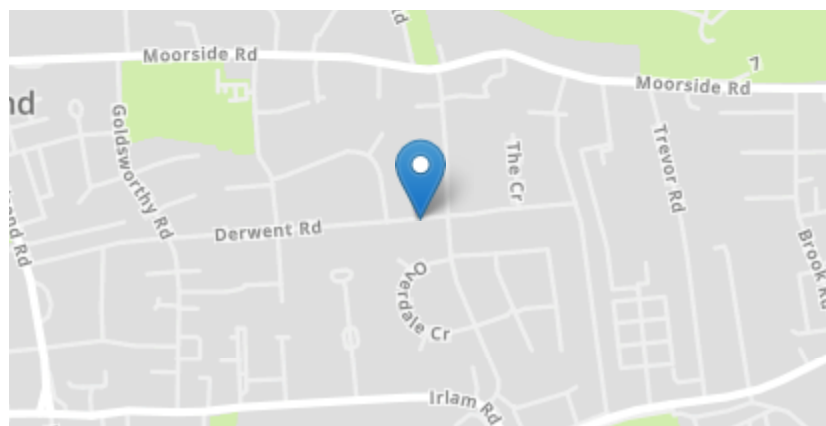
When was the property last rewired? 2014

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Rear extension and dormer in 2014

Reasons for sale of property? Death of family member

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>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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