



AWARDED FOR
MARKETING | SERVICE | RESULTS



BOSDIN ROAD WEST
FLIXTON

£480,000

 4 BEDROOMS

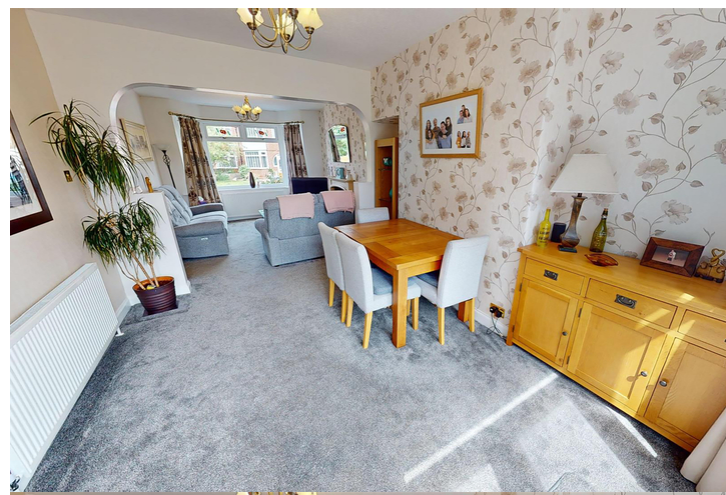
 1 BATHROOM

 2 RECEPTIONS

 BAND D



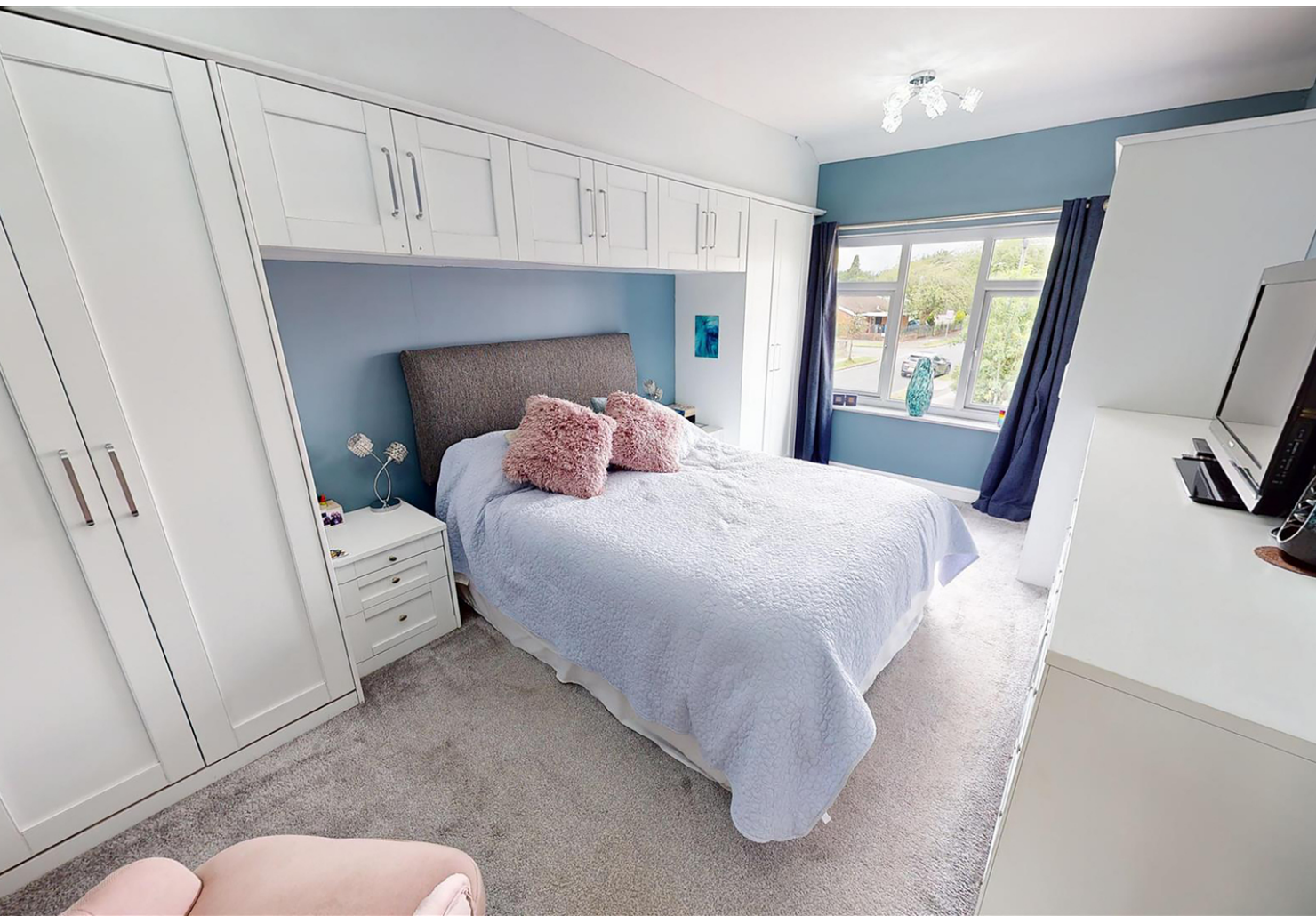
VITALSPACE
INDEPENDENT ESTATE AGENTS



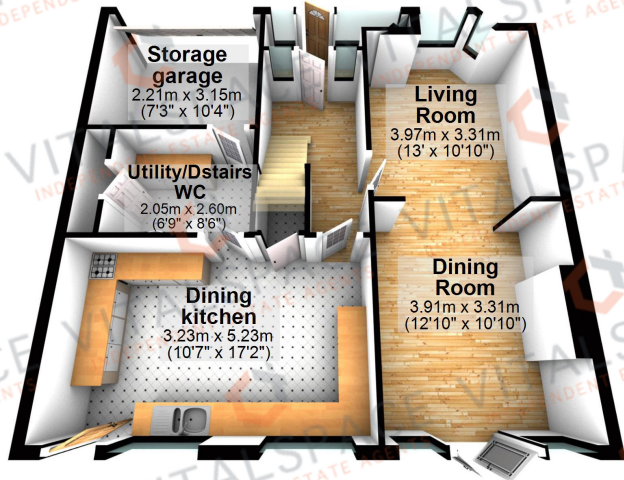
Bosdin Road West, Flixton, M41 6PB

****IMPRESSIVE 120ft SOUTH FACING REAR GARDEN**** - ****NEW ROOF IN 2024**** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this much improved and tastefully extended FOUR bedroom semi detached family residence located on a quiet Flixton road. In brief this superb property briefly comprises; uPVC porch, a welcoming entrance hallway, a good sized bay fronted living room which opens into a dining room alongside a 22ft extended modern fitted breakfast kitchen. A conveniently placed utility room/downstairs WC can also be accessed via the kitchen and completes the ground floor accommodation. To the first floor, a shaped landing provides entry into four well proportioned bedrooms, a useful study and a large four piece family bathroom. Externally to the front of the property there is ample off road parking which leads to an integral garage. The rear garden is without doubt one of the main attracting features boasting a paved patio area, a raised wooden decked seating area and approximately a 120ft mainly lawned garden which in turn leads to a well maintained rockery. There is even a fully covered garden bar which only adds to this enviable family home. Further benefits of this spacious property include uPVC double glazing and gas central heating. This property is situated in a quiet, yet convenient location ideal for a selection of highly regarded schools, amenities and transport links including the M60 motorway and Flixton railway station. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Ground Floor



First Floor



Features

- Four Bedrooms
- Semi detached
- Extended accommodation
- Study/bedroom five
- Large south facing rear
- Driveway and garage
- 22ft breakfast kitchen
- uPVC double glazing
- New roof in 2024
- Utility & Downstairs WC

Frequently Asked Questions

How long have you owned the property for- Since May 2019

How old is the boiler and when was it last inspected- Fitted November 2018

When was the property last rewired- Inspected and checked 14 yrs ago

Which way does the garden face- South

When was the roof last replaced - new roof jan 2024

Are there any extensions and if so when were they built- Bathroom, kitchen, garage and master bedroom extended prior to ownership

Reasons for sale of property- Downsize

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.



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