



LAMBOURN ROAD
FLIXTON

£315,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



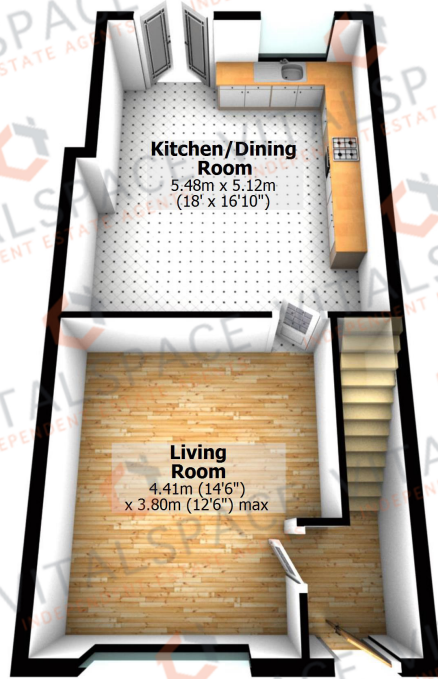
Lambourn Road, Flixton, M41 8RR

****OPEN PLAN DINING KITCHEN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented EXTENDED THREE BEDROOM semi-detached property located on the always popular, yet quiet Lambourn Road in Flixton. Located close to a range of amenities including local shops, parks, transport links and within the catchment area for several popular schools. In brief the tastefully updated accommodation comprises; welcoming entrance hallway, a generously sized living room and impressive extended open plan kitchen diner complete with a central Island and ample space for a dining table and chairs if required. The kitchen itself is fitted with a range of handleless kitchen wall and base units with granite worksurfaces. On the first floor level, there are three generous sized bedrooms and a modern, recently installed three piece bathroom with a shower over bath combination. Externally, this property benefits from off road parking to the front whilst to the rear, a charming private garden can be found with an ornate paved patio area, timber fenced boundaries and a shaped lawned garden. 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
- Open plan dining kitchen
- Gas central heating
- uPVC double glazing
- Landscaped rear garden
- Immaculate condition
- Modern luxury bathroom
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 2 years +

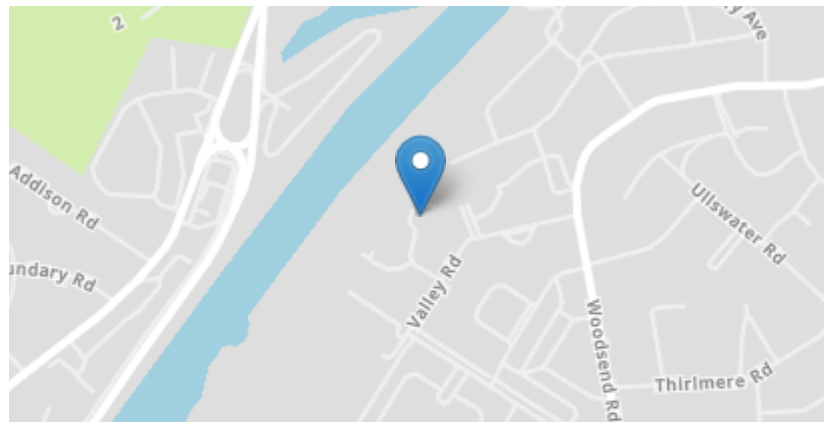
Tenure: Freehold

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

Are there any extensions and if so when were they built? Pre purchase

Reason for moving: Upsizing

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			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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