



LANDSDOWNE ROAD NORTH  
FLIXTON

£365,000



4 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS





## Lansdowne Road North, Flixton, M41 6QG

**\*\*FOUR BEDROOM EXTENDED FAMILY HOME\*\*** -  
VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented and extended four bedroom semi detached home, ideally located in a sought after residential area of Flixton. Positioned on a spacious corner plot, this property presents an ideal opportunity for growing families or those looking to upsize. Benefiting from gas central heating, uPVC double glazing and updated electrics, the accommodation briefly comprises a welcoming entrance hallway, a generous living room with dining area, and a bright, extended fitted kitchen providing ample space for family life and entertaining. To the first floor, you will find four well proportioned bedrooms and a three piece family bathroom with a shower over bath combination. Externally, the property enjoys easily maintained gardens to the front and rear, a private driveway, and a garage, providing off road parking and additional storage. Located just off the ever popular tree lined Ambleside Road, within close proximity to several highly regarded schools, popular amenities and transport links including Flixton Train Station. Perfect for any growing family. Contact VitalSpace Estate Agents on for further information.

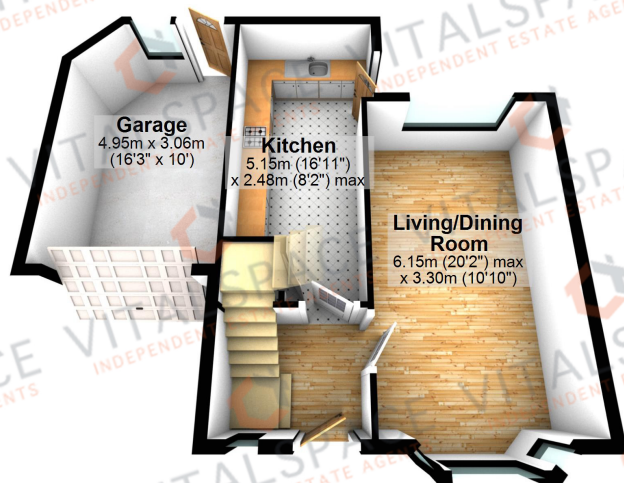








Ground Floor



First Floor



## Features

- Four spacious bedrooms
- Semi detached property
- Large Corner Plot
- Quiet Location
- Driveway Parking
- uPVC Double Glazing
- Quiet secluded location
- Low maintenance gardens
- Well presented
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 14 years

When was the roof last replaced? Flat roof has been replaced during ownership

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

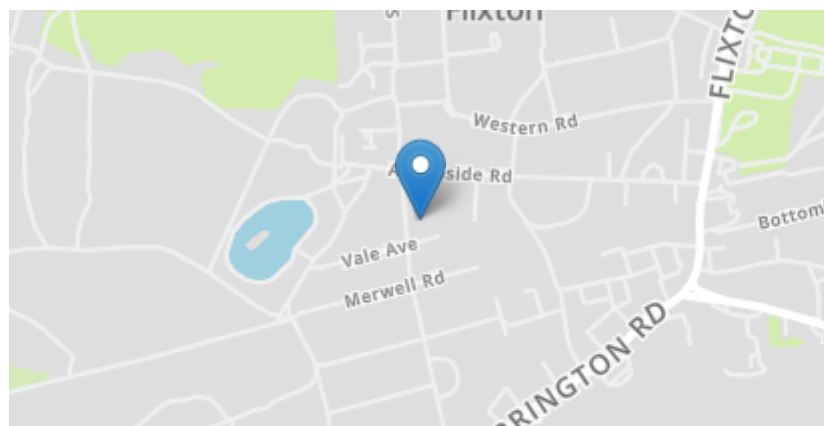
When was the property last rewired? Not during ownership however a new consumer unit installed in 2020

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

Are there any extensions and if so when were they built? Yes, Kitchen & 4th bedroom above garage completed prior to ownership

Reasons for sale of property? Sale of investment property

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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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