



WYNDCLIFF DRIVE  
FLIXTON

£400,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

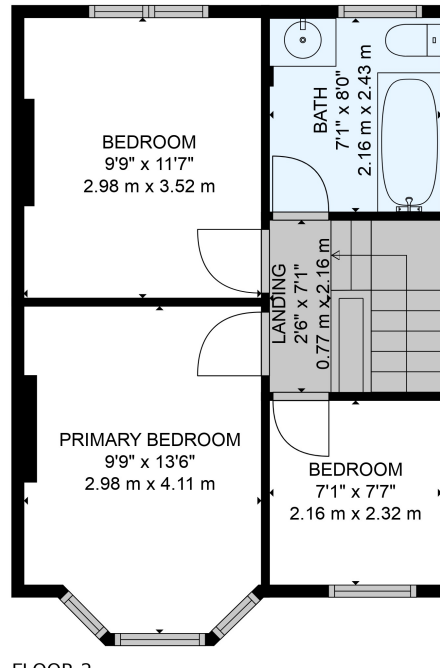
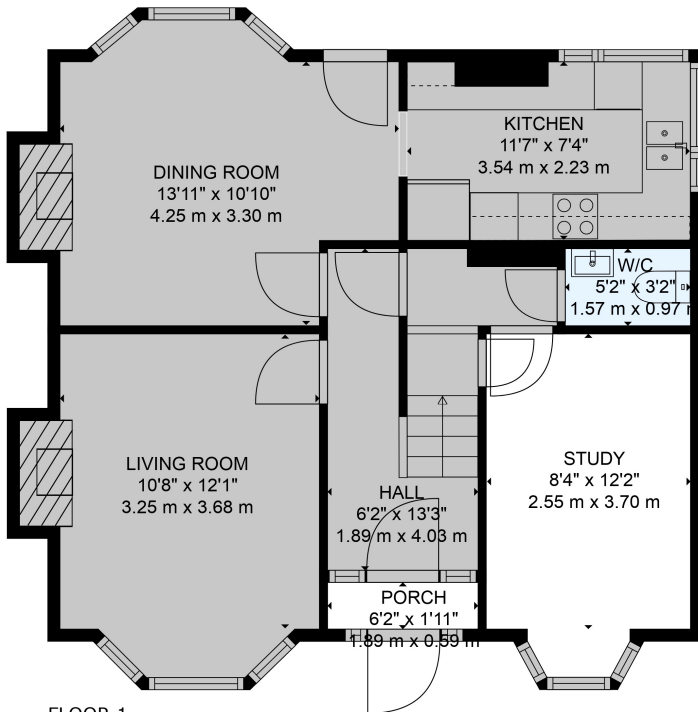


# Wyndcliff Drive, Flixton, M41 6LH

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this highly desirable, THREE BEDROOM semi detached family property situated on a popular residential cul-de-sac position in a sought after area of Flixton. This well presented, family home offers extended accommodation updated by our clients to a high standard with accommodation comprises: a warm and welcoming entrance hallway, a spacious bay fronted living room and a generously sized dining room with an attractive exposed brick chimney breast. The dining room opens into the modern kitchen, installed in 2019, complete with a host of 'Shaker' style wall and base units incorporating a range of integrated appliances including an oven, hob and a Fridge/Freezer. The extended ground floor accommodation also includes a large bay fronted versatile third reception room, ideal for use as a study or playroom alongside a useful downstairs WC. To the first floor, a shaped landing leads into THREE good sized bedrooms and a luxury three piece tiled family bathroom with a wall hung vanity hand wash basin and a shower over bath combination. Externally, this property is positioned on a large corner plot with gardens on three sides. To the front, a Tegula block paved provides off road parking for multiple vehicles. The landscaped rear and side garden has been designed to be low maintenance with part paved, part artificial grass with timber fenced boundaries. As mentioned, 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 viewing.







**TOTAL: 1036 sq. ft, 96 m<sup>2</sup>**  
 FLOOR 1: 622 sq. ft, 58 m<sup>2</sup>, FLOOR 2: 414 sq. ft, 38 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m<sup>2</sup>, BAY WINDOW: 9 sq. ft, 1 m<sup>2</sup>, FIREPLACE: 18 sq. ft, 2 m<sup>2</sup>  
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Three reception rooms
- Downstairs WC
- Large corner plot
- Driveway parking
- Contemporary bathroom
- Immaculate condition
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Yes, 2021

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

When was the property last rewired? No

Which way does the garden face? North West facing garden

Are there any extensions and if so when were they built? 2 extensions - one pre purchase and one in 2019

Reasons for sale of property? Upsize

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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