



SOUTHGATE
FLIXTON

£425,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



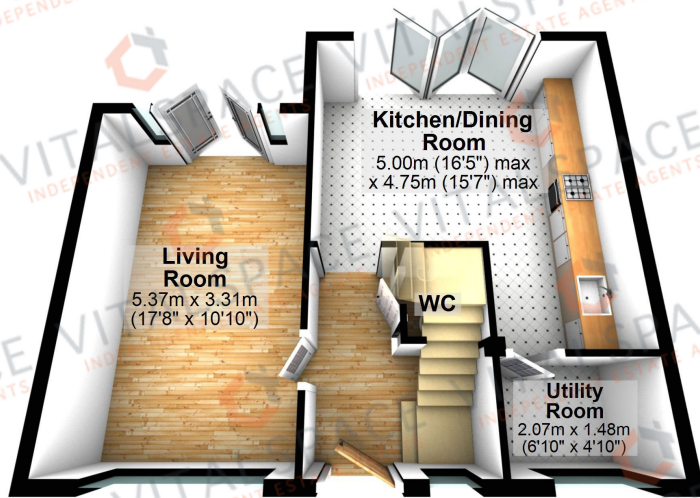
Southgate, Flixton, M41 9EG

****NO ONWARD CHAIN** - **OPEN PLAN DINING KITCHEN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this exceptionally well presented THREE BEDROOM semi detached property positioned on a quiet Flixton road. Situated on Southgate, one of Urmston's most highly regarded locations, this extended family home briefly comprises; a warm and welcoming entrance hallway, a well proportioned 17ft living room, a conveniently placed downstairs WC and a useful utility room. Without doubt, the hub of this impressive home is a generously sized 'L' shaped open plan dining kitchen with bi-folding doors opening out into the rear garden. The kitchen itself comes complete with a host of 'shaker' style wall and base units, integrated appliances and space for a large dining table and chairs. To the first floor there are THREE well proportioned bedrooms alongside a three piece white bathroom with a shower over bath combination. Externally, this property is set back from the road, approached via a block paved driveway providing excellent off road parking facilities. To the rear of the property, a privately enclosed west facing garden creates a perfect space for outside entertaining during those summer months with an elevated paved patio seating area with glass balustrades. Steps lead down onto an artificial lawned





Ground Floor



First Floor



Features

- Three Bedrooms
- Semi detached property
- Highly sought after location
- No onward chain
- Impressive dining kitchen
- Utility & Downstairs WC
- West facing garden
- Gas central heating
- Viewing essential
- Immaculate condition

Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Yes, circa 5 years ago

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

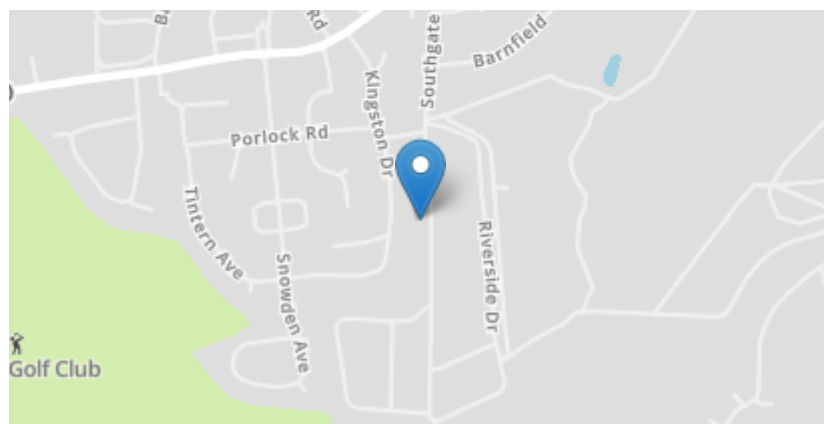
When was the property last rewired? Unsure, not during ownership

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Yes, by previous owners

Reasons for sale of property? Inherited another property

If you would like to submit an offer on this property, please



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	73	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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