



WOODSEND ROAD  
FLIXTON

OFFERS OVER

£340,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE  
INDEPENDENT ESTATE AGENTS



## Woodsend Road, Flixton, M41 8QN

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this larger than average THREE BEDROOM semi-detached property location in a desirable family residential area convenient for a range of schools including Acre Hall Primary School and St Monica's RC Primary School. This spacious home offers well proportioned rooms, ample parking and an enclosed rear garden making this property perfect for any growing family. On entering the property there is a spacious entrance hallway, a bay fronted dining room and a generously sized living room with sliding doors leading into a conservatory overlooking the rear garden. A fitted kitchen complete with a traditional range of wall and base units with tiled walls completes the ground floor accommodation. To the first floor, there are three well proportioned bedrooms can be found alongside a two piece bathroom and a separate WC. Externally to the front of the property, a driveway provides ample off road parking and leads down to the side of the house. To the rear, a landscaped rear garden and large paved patio area provide an ideal space for a table and chairs during those summer months. Benefiting from uPVC double glazing and gas central heating, this property is offered for sale with no onward chain and an internal inspection comes highly recommended. Contact VitalSpace Estate Agents to arrange a viewing.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Gas central heating
- No onward chain
- Three reception rooms
- uPVC double glazing
- Large rear garden
- Convenient for amenities
- Ideal family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 69 years

When was the roof last replaced? No

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

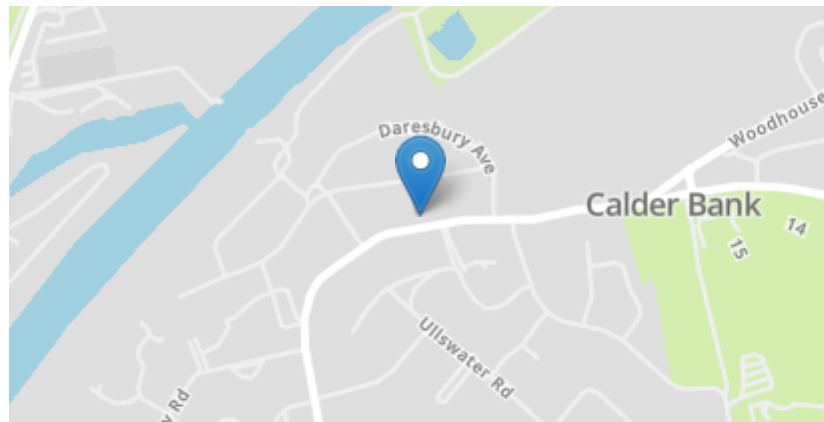
When was the property last rewired? Updated consumer unit

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Conservatory during the 1990's

Reasons for sale of property? Death of parents

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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