



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

DERWENT ROAD
FLIXTON

OFFERS OVER

£290,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Derwent Road, Flixton, M41 8TT

****VIDEO TOUR** - **LARGE REAR GARDEN** - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this charming period TWO DOUBLE BEDROOM period mid terrace property positioned on this always popular, tree lined Flixton road. Located in a popular residential area, this attractive period property is arranged over three floors and offers well presented briefly accommodation comprises; a welcoming entrance hallway, a good sized living room, a generously sized dining room and a contemporary recently fitted 19ft kitchen with a range of wall and base units with contrasting worksurfaces with ample space for a breakfast table and chairs if required. Entry into a useful cellar can be found via the dining room, ideal for dry storage space. To the first floor, a shaped landing provides entry into two good sized double bedrooms alongside a modern tiled three piece bathroom with a shower over bath combination. Externally, to the front of the house, there is a low maintenance garden with a pathway leading up to the entrance door. To the rear of the property, a paved courtyard area provides an ideal space for alfresco dining during those summer months. A large enclosed lawned garden can also be found to the rear. A further desirable element of this stunning home is off road parking to the rear of the property. This property is conveniently situated for local schools, bus routes and amenities on Woodsend Road and Woodsend Circle. St Monica's RC Primary School, Acre Hall Primary School and Wellacre Technology Academy are all within 0.5 mile, as well as being within the catchment for Urmston Grammar. We strongly recommend arranging an appointment to avoid disappointment. Contact VitalSpace Estate Agents on for further information.







Features

- Two double bedrooms
- Mid period terrace
- Large rear garden
- Two reception rooms
- Arranged over three floors
- 19ft breakfast kitchen
- Useful storage cellars
- Off road parking
- Desirable location
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Unknown - not during purpose

How old is the boiler and when was it last inspected? Gas central heating -Worcester Bosh Last serviced 8/8/22

When was the property last rewired? No

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

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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