



WOODSEND ROAD SOUTH  
FLIXTON

OFFERS OVER

£400,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS





## Woodsend Road South, Flixton, M41 6QB

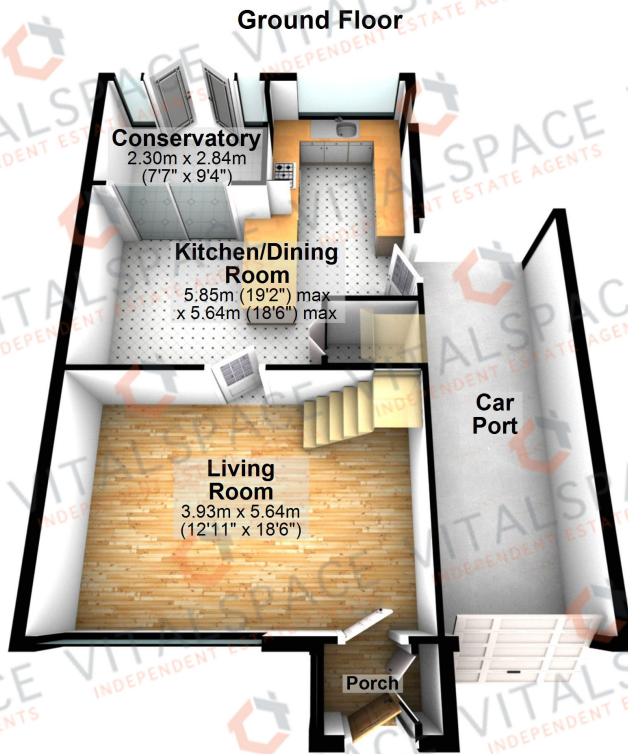
**\*\*VIDEO TOUR\*\* - \*\*EXTENDED ACCOMMODATION\*\*** - VITALSPACE ESTATE AGENTS are delighted to present this beautifully updated THREE BEDROOM link detached home, tucked away on a peaceful road in Flixton. Perfectly blending modern touches with generous living space, this home is designed for both relaxing family life and entertaining. Step inside through a welcoming porch into a bright and spacious 18ft living room, the perfect spot for cosy evenings in. The heart of the home is the impressive 'L'-shaped open-plan dining kitchen, featuring classic Shaker style units, contrasting worktops and a stylish splashback. A large breakfast bar creates a sociable hub for casual dining or morning coffee, while the adjoining conservatory offers a versatile extra living space, opening directly onto the garden. Upstairs, a shaped landing leads to three well proportioned bedrooms and a sleek, modern family bathroom with a shower over bath combination. Externally, this property is set back from the road with a driveway and carport offering ample parking. The rear garden is designed for both relaxation and entertaining, enjoy summer evenings on the raised decked patio, dine outdoors on the paved seating area, or simply unwind on the lawn, all enclosed by private timber fencing. Further benefits of this spacious property include uPVC double glazing, a newly installed gas central heating boiler and an electrical re-wire in 2015. Woodsend Road South is positioned in a highly desirable area, within walking distance to local amenities and eateries. Beautiful open spaces are just minutes away as well as highly regarded schools for all ages. Umston town centre is short drive away, which boasts an array of shops, bars, and restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Three Bedrooms
- Extended link detached
- Open plan dining kitchen
- 18ft Living room
- Landscaped rear garden
- Perfect family home
- Highly convenient location
- uPVC conservatory
- Modern tiled bathroom
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Flat roof of car part replaced with rubber roof in March 2023

How old is the boiler and when was it last inspected? Gas central heating - new boiler in 2025

When was the property last rewired? Electrical re-wire in 2015

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Rear extension pre purchase

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	80
EU Directive 2002/91/EC		
England, Scotland & Wales		

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