



GOLDSWORTHY ROAD  
FLIXTON

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

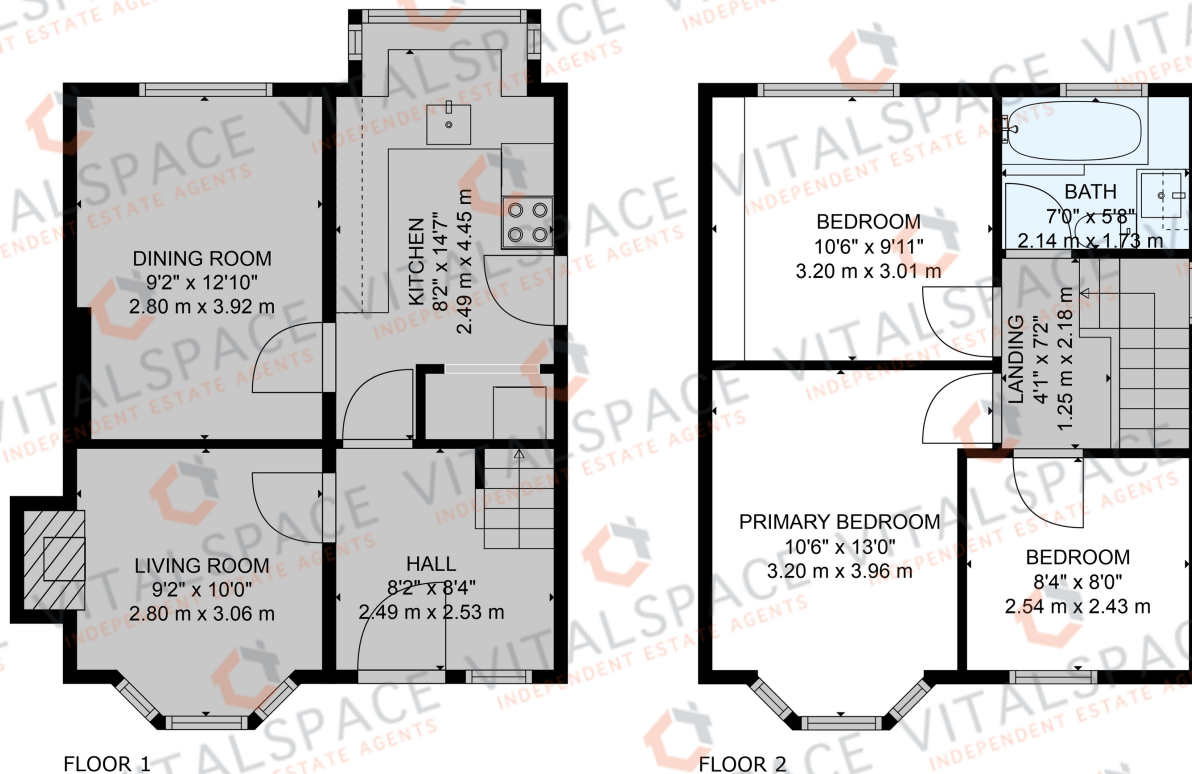


# Goldsworthy Road, Flixton, M41 8US

**\*\*VIDEO TOUR\*\* - \*\*RENOVATED THROUGHOUT\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer to the sale market this beautifully presented **THREE BEDROOM** semi detached family residence situated on a quiet tree lined Flixton road. Tastefully updated by our clients, the spacious accommodation briefly comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room with a multi fuel stove (Log burner) and a well proportioned dining room alongside a 14ft fitted kitchen. The kitchen itself is furnished with a comprehensive range of wall and base units with a rolled edged worksurfaces with access out to the side of the property. To the first floor, a landing provides entry into three well proportioned bedrooms and a luxury tiled three piece tiled bathroom with a shower over bath combination. Externally to the front of the property, a brick walled driveway provides off road parking for multiple vehicles alongside a lawned garden. To the side, a Tegula block paved seating area with timber fenced boundaries creates a perfect space for alfresco dining during those summer months. To the rear, there is a shaped lawned garden with a selection of plants and bushes alongside a further gravel seating area. As mentioned, this property has been comprehensively refurbished in recent years which includes a full electrical re-wire in 2018, updated uPVC double glazing and a central heating system with combi-boiler installed in 2015. Well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of the popular Flixton Primary School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station. Contact VitalSpace Estate Agents on to arrange a viewing appointment.







## Features

- Three bedrooms
- Semi detached property
- Tree lined road
- Immaculate condition
- Modern fitted kitchen
- Luxury tiled bathroom
- Driveway and garden
- Electric rewire in 2018
- Close to amenities
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Approx 5.5 years

When was the roof last replaced? Yes but pre purchase

How old is the boiler and when was it last inspected? Gas central heating - service booked 20-02-24

When was the property last rewired? Re-wire in 2018

Which way does the garden face? North East facing rear garden

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

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>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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