



WHITEGATE PARK  
FLIXTON

£415,000

 3 BEDROOMS

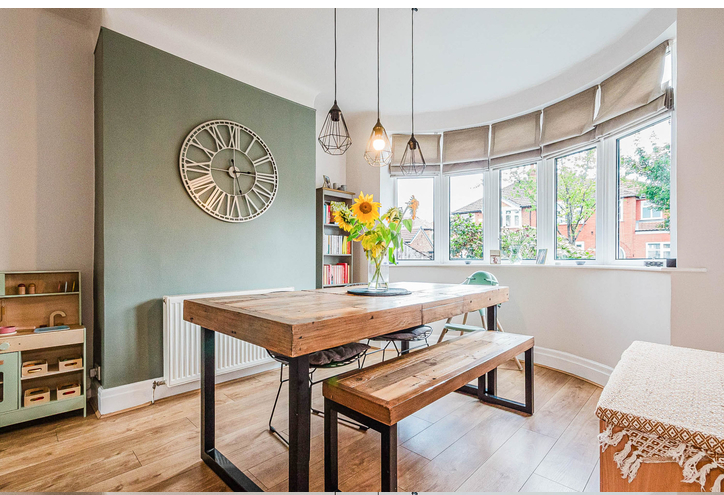
 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Whitegate Park, Flixton, M41 6LN

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM semi detached family property situated on a popular residential cul-de-sac position in a sought after area of Flixton. Step inside this beautifully presented home where comfort blends seamlessly with modern thoughtfully designed to create a warm and welcoming family haven. The composite front door opens into a bright hallway, setting the tone for the inviting interiors beyond. To the front, a charming bay fronted dining room flows into a spacious living room with uPVC double doors opening out into the secluded rear garden, an ideal space for both everyday living and entertaining. The heart of the home is the 16ft breakfast kitchen, complete with a range of integrated appliances including a dishwasher, designed for both function and family gatherings. Stairs rise to the first floor level where three generous bedrooms can be found, complemented by a sleek four-piece family bathroom. A loft ladder reveals a professionally boarded loft, offering an abundance of additional storage. Outside, the property provides driveway parking and an attached garage, while the rear garden enjoys afternoon sunshine, with a lawn and a paved patio, perfect for summer dining and relaxation. This much loved home also benefits from a security alarm, a well maintained gas combination boiler, uPVC fascias and gutters, and a roof replaced in 2014. Situated in close proximity to local amenities including Flixton Park, Flixton train station, local schools and shops, this would make an ideal family home. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Three Bedrooms
- Semi detached property
- Gas central heating
- uPVC Double Glazing
- Quiet Flixton location
- Driveway and garage
- 16ft breakfast kitchen
- Immaculate presentation
- West facing rear garden
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2019

When was the roof last replaced? Replaced in 2014

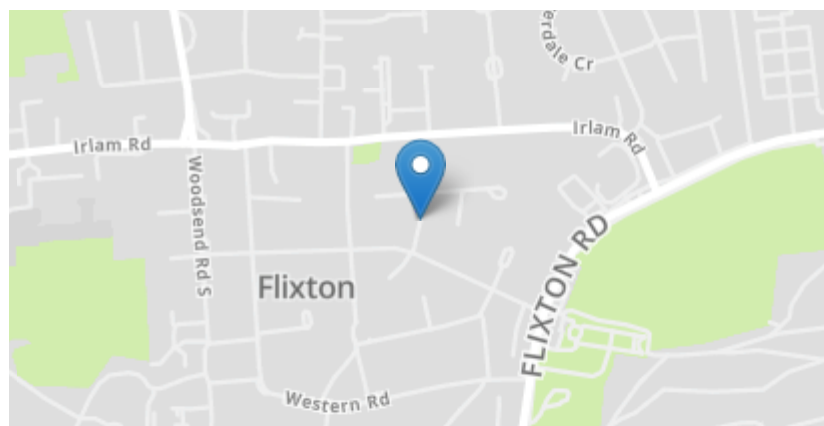
How old is the boiler and when was it last inspected?  
Bosch combination boiler - serviced 2024

Which way does the garden face? Rear garden faces West

New garage roof, front and rear doors and window replaced in the 10 years

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		
	70	84
EU Directive 2002/91/EC		
England, Scotland & Wales		

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