



WYNDCLIFF DRIVE
FLIXTON

OFFERS OVER

£415,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



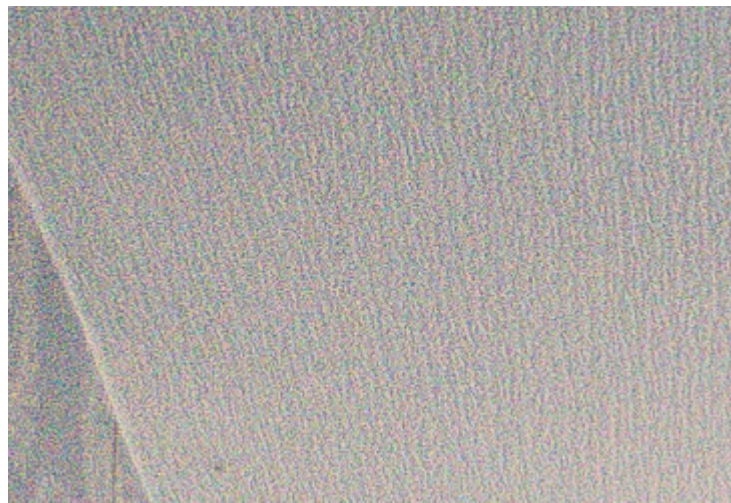
VITALSPACE
INDEPENDENT ESTATE AGENTS

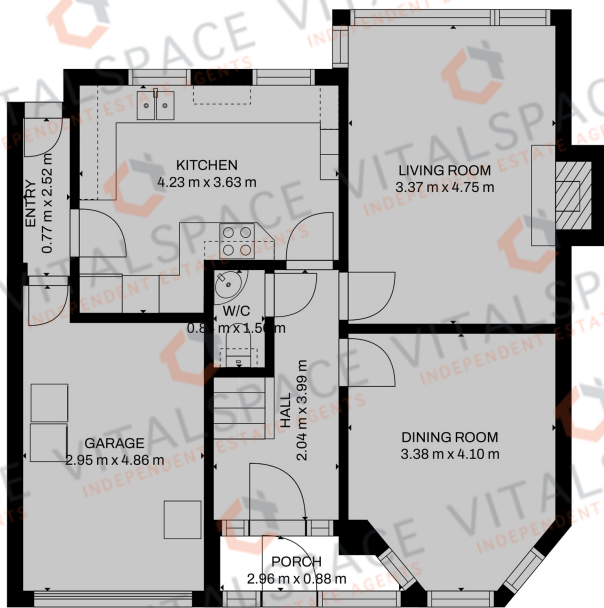


Wyndcliff Drive, Flixton, M41 6LH

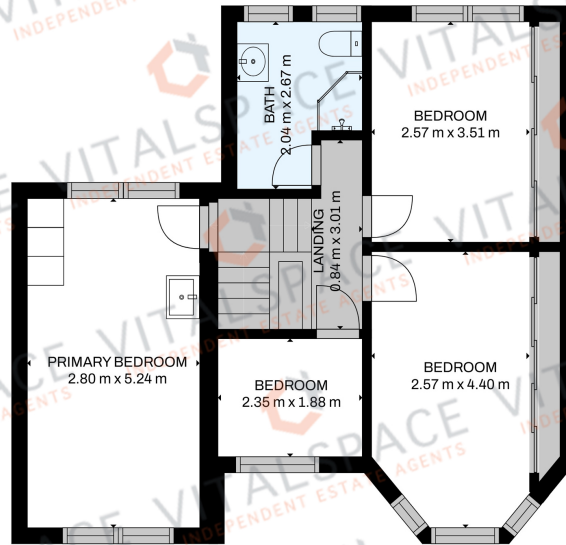
****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE**
ESTATE AGENTS are pleased to offer for sale this **FOUR BEDROOM** detached family property situated on a popular residential cul-de-sac position in a sought after area of Flixton. This well presented, family home offers desirable accommodation comprising; porch, welcoming entrance hallway, a spacious bay fronted dining room, a generously sized 16ft extended living room, a useful downstairs WC and a breakfast kitchen fitted with a host of integrated appliances. An integral garage and rear porch can also be found on the ground floor opening out into the secluded rear garden. To the first floor, a shaped landing provides entry into **FOUR** good sized bedrooms, three of which benefit from fitted wardrobes alongside a contemporary three piece family shower room. Externally, to the front of the property, a block paved driveway provides off road parking and leads to an integral garage with an electric roller shutter door. The West facing rear garden has a lovely aspect backing to neighbouring gardens, mostly paved and enclosed by timber fenced boundaries. As mentioned, this property is situated in a quiet, yet convenient location ideal for a selection of highly







FLOOR 1



FLOOR 2

Features

- Four Bedroom
- Cul-de-sac location
- Driveway & integral garage
- Secluded paved garden
- Gas central heating
- Detached family home
- uPVC double glazing
- Downstairs WC
- Ideal family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Yes, 20 years ago

How old is the boiler and when was it last inspected? New boiler and radiators when purchased

When was the property last rewired? yes, 10 years ago

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Yes, approx 20 years ago

Reasons for sale of property?

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tel: 0161 747 7807
 Email: urmston@vitalspace.co.uk
 Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.