



WYNDCLIFF DRIVE
FLIXTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 BAND C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Wyndcliff Drive, Flixton, M41 6LH

****QUIET FLIXTON LOCATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this highly desirable, THREE BEDROOM semi 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 updated by our clients to an exceptionally high standard with accommodation comprises; a warm and welcoming entrance hallway, a spacious bay fronted living room with an impressive bay window and a generously sized dining room with a uPVC doors which open out into the rear garden. The dining room opens directly into a breakfast kitchen complete with a host of wall and base units incorporating a range of integrated appliances including an oven and four ring hob. To the first floor, a shaped landing provides entry into THREE good sized bedrooms alongside a three piece family bathroom with a shower over bath combination. Externally, to the front of the property, a block paved driveway provides off road parking for multiple vehicles. To the rear, the landscaped rear garden has a lovely aspect backing to neighbouring gardens, low maintenance in nature with a paved patio area, a gravel seating area and a shaped lawned garden. As mentioned, this property is situated in a quiet, yet convenient location ideal for a selection of highly regarded schools, amenities and transport links including the M60 motorway and Flixton railway station. Contact VitalSpace Estate Agents for further information or to arrange an internal viewing.





Ground Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Features

- Three bedrooms
- Semi detached property
- Open plan dining kitchen
- Quiet Flixton location
- Landscaped gardens
- Driveway parking
- Gas central heating
- uPVC double glazing
- Excellent family home
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? 23 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas combi boiler - serviced March 2023

Tenure: - Leasehold - Ground rent - £2.50 per quarter

Which way does the garden face? Front faces south

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

Reasons for sale of property? Downsize to a bungalow

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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