



LAWRENCE ROAD
FLIXTON

£300,000

 2 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

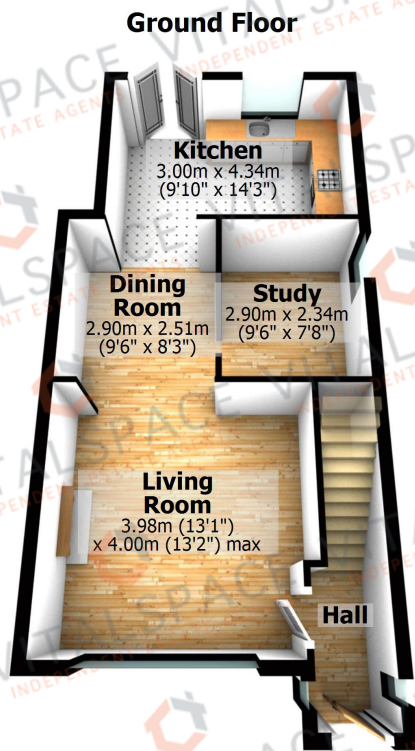


Lawrence Road, Flixton, M41 8UB

****POPULAR QUIET LOCATION** - **EXTENDED ACCOMMODATION****
- **VIDEO TOUR** - VitalSpace Estate Agents are pleased to bring to the market a desirably located and well presented TWO DOUBLE BEDROOM EXTENDED semi detached property situated just off Derwent Road in Flixton. This property has been updated by our clients in recent years and in brief the accommodation comprises; a warm and welcoming entrance hallway, a spacious living room which opens into a dining room alongside a dedicated home office/study. An extended kitchen can be found to the rear spanning the width of the house with double doors opening out into the rear garden. To the first floor there are TWO bedrooms and a contemporary, recently updated three piece shower room. Externally, this property is positioned on a generous plot and benefits from a larger than average paved driveway offering parking facilities for multiple vehicles. To the rear there is a low maintenance garden, enclosed to all sides by timber fencing with a shaped lawned garden and a large paved patio area. The property is warmed by gas central heating and is uPVC double glazed throughout. An ideal first time purchase situated in a convenient location between Irlam and Moorside Road close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. Presented to a high standard, we strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer. Contact VitalSpace Estate Agents to arrange an internal inspection.







Features

- Two bedrooms
- Semi detached property
- Quiet Flixton location
- Large driveway and garden
- Extended accommodation
- uPVC double glazing
- Useful downstairs study
- Ideal first purchase
- Contemporary shower room
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since August 2021

When was the roof last replaced? No

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

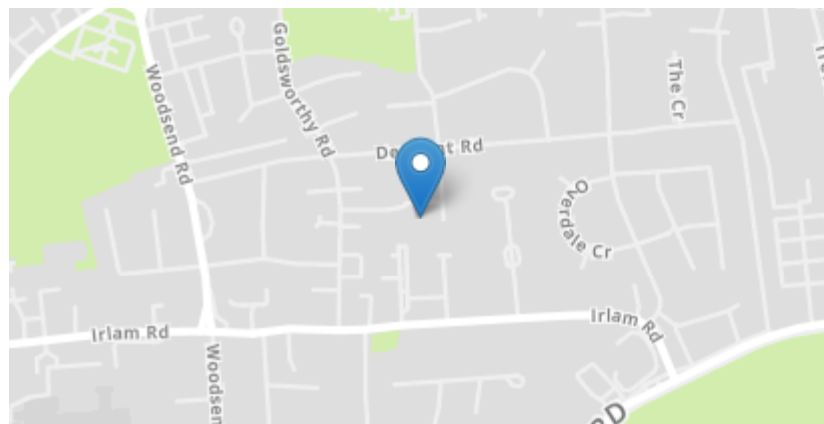
When was the property last rewired? Full re-wire circa 2007

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?
Kitchen extension - pre ownership

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
EU Directive 2002/91/EC		
England, Scotland & Wales		

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