



LAWRENCE ROAD
FLIXTON

£240,000

 2 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 BAND B



VITALSPACE
INDEPENDENT ESTATE AGENTS



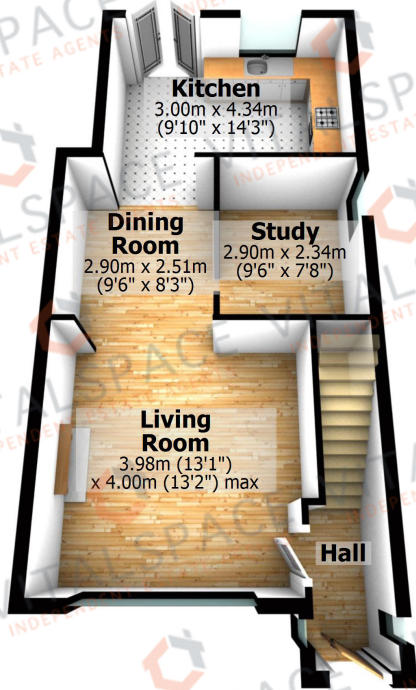
Lawrence Road, Flixton, M41 8UB

****POPULAR QUIET LOCATION** - **EXTENDED ACCOMMODATION****
- 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 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 useful 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 tiled three piece bathroom. 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.





Ground Floor



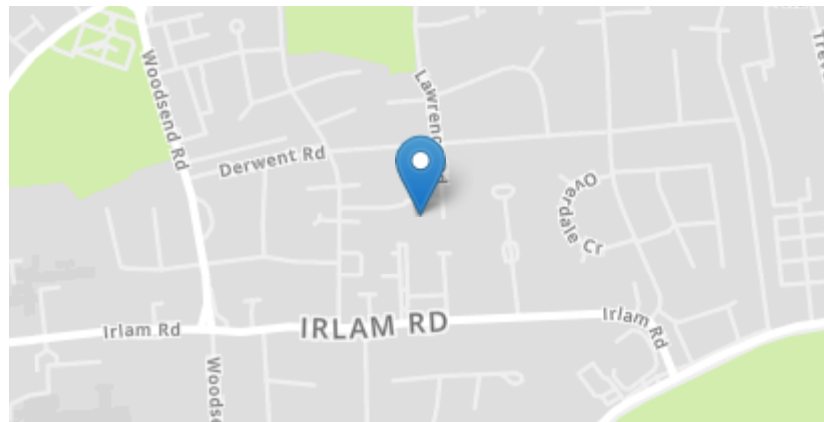
First Floor



Features

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

Frequently Asked Questions



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.