



PLOUGH CLOSE
FLIXTON

£280,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS

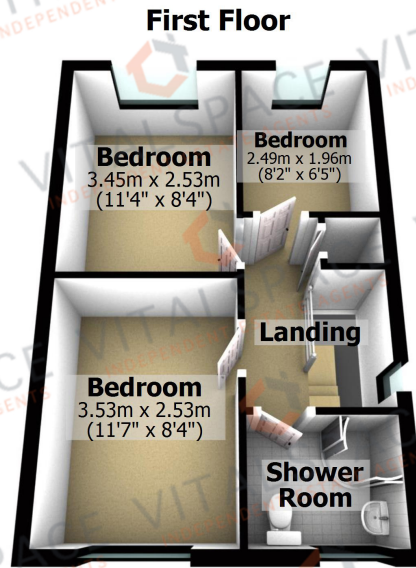
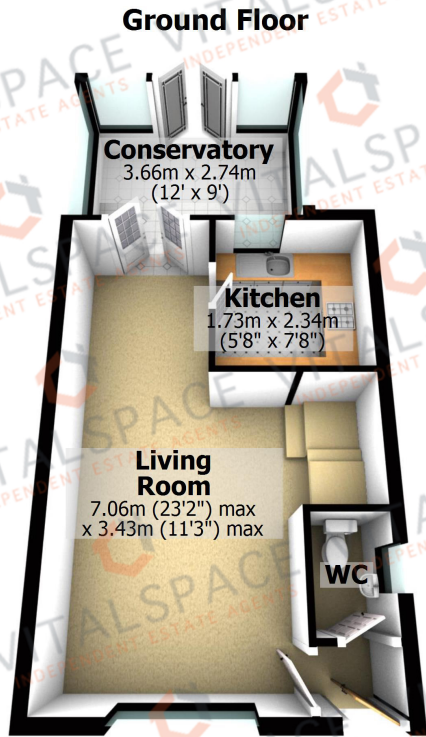


Plough Close, Flixton, M41 6LS

****CUL-DE-SAC LOCATION** - **NO ONWARD CHAIN** -**
VITALSPACE ESTATE AGENTS are delighted to bring to the sales market this exceptionally well presented three bedroom bay fronted detached property located on the popular Plough Close in Flixton. This property enjoys open aspect farmland views to the rear and is located close to all local amenities and within the catchment area for several popular schools. In brief, the attractive accommodation comprises; entrance hall, downstairs WC, a spacious living room which opens into a dining room, a modern fitted kitchen and a uPVC conservatory. To the first floor, there are three good sized bedrooms and a three piece family shower room. Externally, to the front of the property, a charming, mainly lawned garden and a block paved driveway offers excellent off road parking for several vehicles. To the rear, there is a fantastic lawned garden with decorative paved patio with fantastic open aspect farmland views. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Detached property
- Gas central heating
- Downstairs WC
- uPVC conservatory
- Open aspect views
- Quiet Flixton location
- Modern fitted kitchen
- No onward chain
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Not known

How old is the boiler and when was it last inspected? Gas central heating - inspected 2021

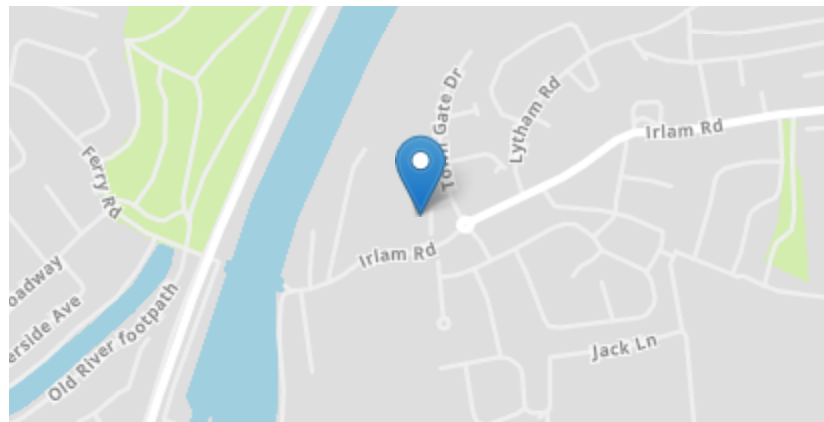
When was the property last rewired? When built

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Conservatory pre purchase

Reasons for sale of property? Release equity

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 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C	69	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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