



LYTHAM ROAD
FLIXTON

£220,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Lytham Road, Flixton, M41 6NJ

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM family home situated on the always popular Lytham Road in Flixton. Situated on a good sized plot, this attractive property benefits from gas central heating and uPVC double glazing and in brief, the deceptively spacious accommodation comprises, a welcoming entrance hallway, a well proportioned living room, a downstairs WC, a generously sized dining room with double doors opening into the rear garden and a modern fitted kitchen. To the first floor there are the three generously sized bedrooms and a white two piece bathroom alongside a separate WC. Externally to the front of the property a driveway provides off road parking for several vehicles and leads to the side of the property. To the rear, a shaped lawned gardens can be found with a paved patio area, ideal for alfresco dining during those summer months. This home would be perfect for first time buyers and families alike, offered for sale with no onward chain. Convenient for several highly regarded schools, amenities and is within easy reach of the M60 Motorway and the Trafford Centre. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.

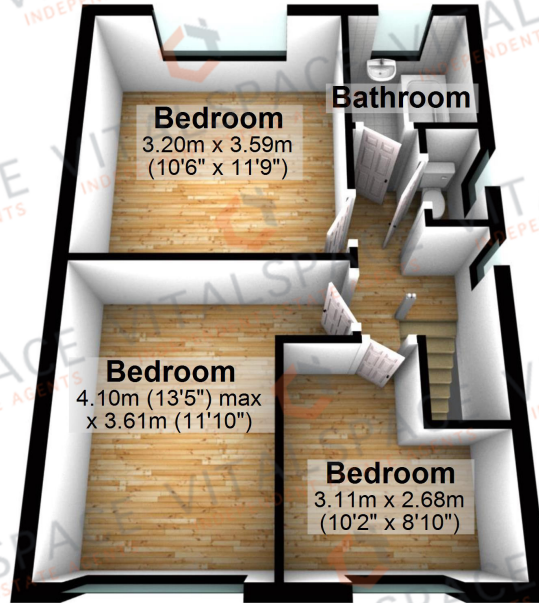




Ground Floor



First Floor



Features

- Three bedrooms
- End terrace property
- Gas central heating
- uPVC double glazing
- No onward chain
- Ideal first purchase
- Two reception rooms
- Scope to update
- Deceptively spacious
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since April 1985

When was the roof last replaced? Unknown

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

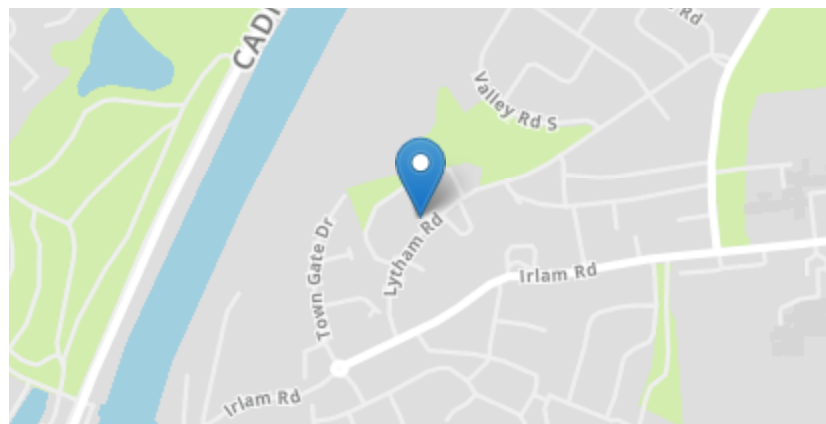
When was the property last rewired? Unknown

Which way does the garden face? North West facing rear garden

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

Reasons for sale of property? Downsize

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			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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