



CHERITON ROAD
FLIXTON

OFFERS OVER

£300,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Cheriton Road, Flixton, M41 8RL

****VIDEO TOUR** - **EXCELLENT CONDITION** - **NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious and well presented THREE BEDROOM end terrace property located on a quiet Flixton road. Upon entry, you are welcomed into a bright and airy hallway which sets the tone for the rest of the home. The ground floor features a generous living room leading through into a dining area, beautifully enhanced by double uPVC doors that open directly into the WEST facing rear garden, creating a seamless flow between indoor and outdoor living. The modern fitted kitchen offers ample storage and workspace, perfectly suited for everyday family life, while a separate utility area and a convenient downstairs WC add further practicality. Stairs rise to the first floor level where three well proportioned bedrooms can be found alongside a contemporary three piece family bathroom can be found with a shower over bath combination. A pull down loft ladder gives access into a boarded and plastered loft space with power and lighting. Externally, without doubt, one of the main attracting features of this attractively presented home is the WEST facing, landscaped rear garden benefiting from a large raised decked area with a covered timber pergola leading down onto an artificial lawn garden. Double gates open onto a concrete imprint driveway idea for off road parking if required. Further benefits of this updated family home include a new roof in 2019, an electrical re-wire 10 years ago and a Worcester gas combination boiler. Not directly overlooked to either the front or rear, this home is located close to a range of popular amenities at Woodsend Circle, a selection of highly regarded schools and major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information.

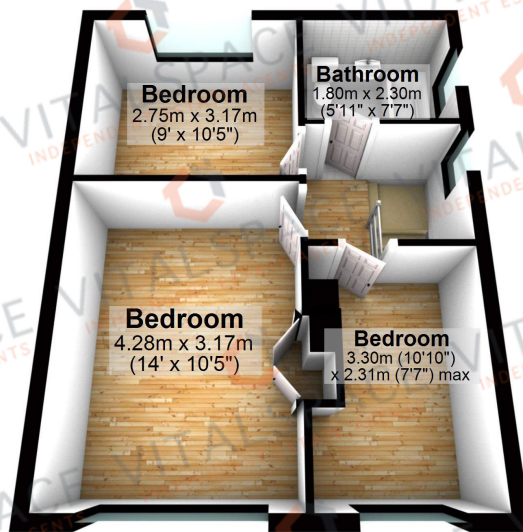




Ground Floor



First Floor



Features

- Three bedrooms
- End terrace property
- Popular Location
- Off Road Parking
- No onward chain
- Landscaped rear garden
- Utility and downstairs WC
- Immaculate Condition
- Ideal first purchase
- Viewing Essential

Frequently Asked Questions

How long have you owned the property for? Since 2000

When was the roof last replaced? 2019

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

When was the property last rewired? 10 years ago

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Moving closer to family

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		
	69	77
EU Directive 2002/91/EC		
England, Scotland & Wales		

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