



LAWRENCE ROAD  
FLIXTON

OFFERS OVER

£340,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Lawrence Road, Flixton, M41 8UN

VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM detached property situated on a good sized plot on the corner of both Lawrence Road and Aldermere Crescent. Having been tastefully extended, this property would suite any growing family and in brief, the accommodation comprises, porch, a warm and welcoming entrance hallway, an 18ft bay fronted living room, an extended modern dining kitchen and a further versatile reception room ideal for use as a study or sitting room. To the first floor, a shaped landing provides entry into THREE BEDROOM and a tiled three piece white bathroom with a shower over bath combination. Externally, to the front of the property, double wrought iron gates open onto a large driveway which providing off road parking for multiple vehicles. To the side of the property, there is a paved pathway, garden and timber shed. To the rear, a secluded mainly lawned garden can be found with mature hedgerow boundaries. Further benefits of this attractive home include uPVC double glazing and gas central heating. This highly desirable family residence is well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of the popular Flixton Primary School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station. Contact VitalSpace Estate Agents on to arrange a viewing appointment.

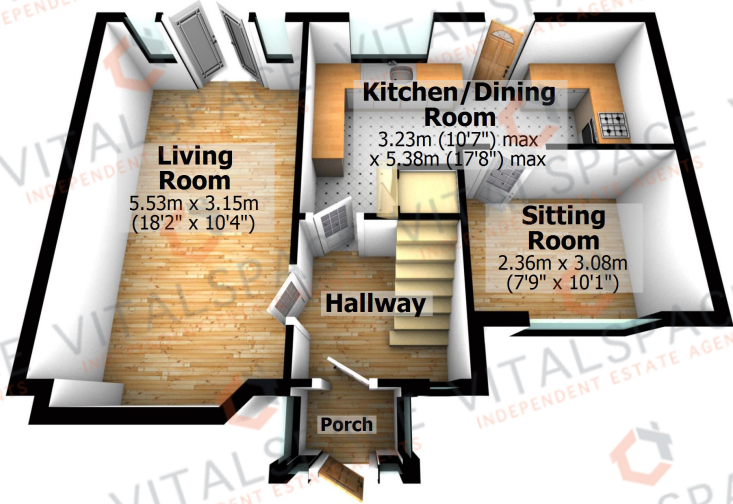








### Ground Floor



### First Floor



## Features

- Three bedrooms
- Detached family home
- Secluded corner plot
- Popular Flixton location
- Extended accommodation
- uPVC double glazing
- Gas central heating
- Gated driveway parking
- Two reception rooms
- Extended dining kitchen

## Frequently Asked Questions

How long have you owned the property for? 23 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas combination boiler - march 2022

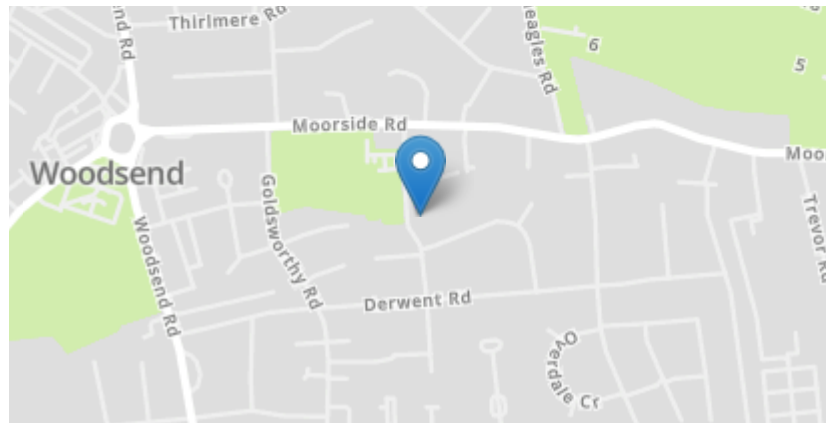
When was the property last rewired? Yes - 2000

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? Yes - 2000

Reasons for sale of property? Upsize as getting married

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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