



WESTERN ROAD
FLIXTON

OFFERS OVER

£650,000



4 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

Western Road, Flixton, M41 6LE

NO ONWARD CHAIN - VITALSPACE ESTATE AGENTS are pleased to offer for sale this beautiful period home overflowing with character and charm. Westwood invites you to experience refined family living in the heart of ever popular Western Road, Flixton. Offered to the market with the benefit no onward chain, this impressive residence perfectly balances timeless elegance with thoughtful modern design. Step inside and you'll be greeted by generous, light-filled spaces. Multiple reception rooms offer versatility for both family life and entertaining, while the open-plan kitchen and sitting room form the true heart of the home, ideal for relaxed mornings, dinner parties, or cosy evenings by the fire. To the first floor, a shaped landing provides entry into four well proportioned bedrooms provide ample space for any growing family. The principal bedroom enjoys its own en-suite, complemented by a sleek, contemporary four-piece family bathroom serving the remaining rooms. Externally, this property is set back from Western Road, approached via a spacious driveway providing ample off road parking, while the private rear garden is a real highlight, beautifully lawned and complete with a decked patio area that enjoys a sunny southerly aspect. It's the perfect spot for summer gatherings or quiet relaxation. A single-chamber cellar offers useful storage and excellent potential for conversion, adding even more flexibility to this already exceptional home. Perfectly positioned just a short stroll from Flixton Village, Westwood is close to green open spaces, independent shops, and excellent transport links, making it an enviable blend of charm, convenience, and contemporary living. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







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.

Features

- Four spacious bedrooms
- Semi detached property
- Useful cellar chamber
- Quiet desirable location
- Original period features
- Perfect family home
- Fantastic rear garden
- Utility & Downstairs WC
- Large driveway parking
- Open plan dining kitchen

Frequently Asked Questions

How long have you owned the property for? Since 2020

When was the roof last replaced? Unknown

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

When was the property last rewired? No during ownership

Which way does the garden face? South facing rear garden

Reasons for sale of property? Relocating

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.



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