



DERWENT ROAD  
FLIXTON

£475,000

-  5 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



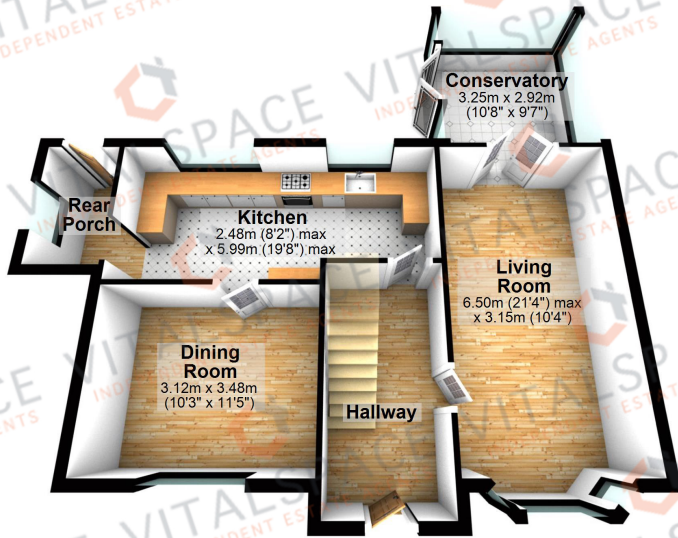
# Derwent Road, Flixton, M41 8UA

**\*\*NO ONWARD CHAIN\*\*** - Situated on the ever desirable Derwent Road in Flixton, this significantly extended detached family home offers spacious, well presented accommodation benefiting from FIVE BEDROOMS positioned on a generous corner plot. Refurbished in recent years to provide an exceptionally desirable property, the accommodation comprises; an extended, welcoming entrance hallway, an impressive living room, a uPVC conservatory overlooking the rear garden, a tastefully presented country style kitchen with a 'Belfast' sink and a range cooker, a well proportioned dining room and a rear porch. To the first floor, a shaped split level landing gives access into five bedrooms and a three piece family bathroom. Bedroom four also benefits from an en-suite. Externally, a block paved dual access driveway provides ample off road parking and leads up to an attached garage with up and over door. The rear garden is extremely private and features a lawned area surrounded by mature trees, shrubs and bushes plus a raised decked area and a gravel fenced off patio area. A useful summer house can also be found to the rear garden with power and lighting. This property is situated in a convenient location between Irlam and Moorside Road close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. Presented to a high standard, we strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer. Contact VitalSpace Estate Agents on 0161 747 7807 to arrange an internal inspection.

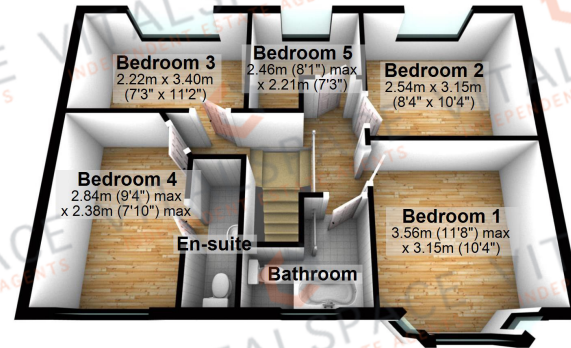




## Ground Floor



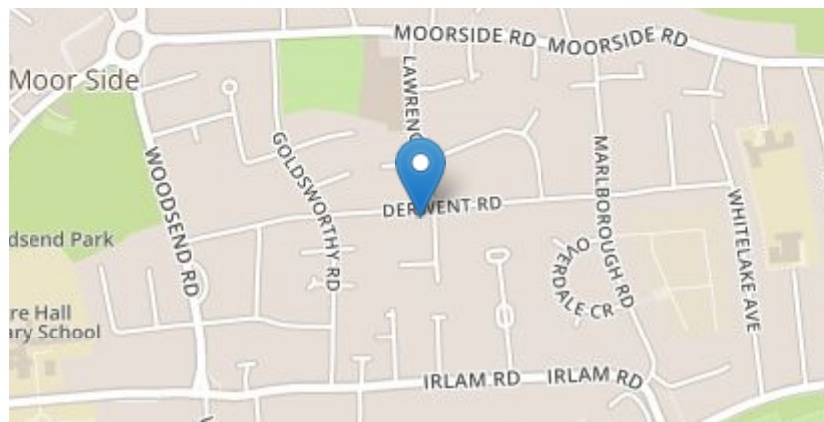
## First Floor



## Features

- Five bedrooms
- Detached family home
- No onward chain
- Extended accommodation
- Gas central heating
- uPVC double glazing
- Secluded corner plot
- Driveway and garage
- uPVC conservatory
- Viewing essential

## Frequently Asked Questions



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.