



DERWENT ROAD
FLIXTON

£375,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

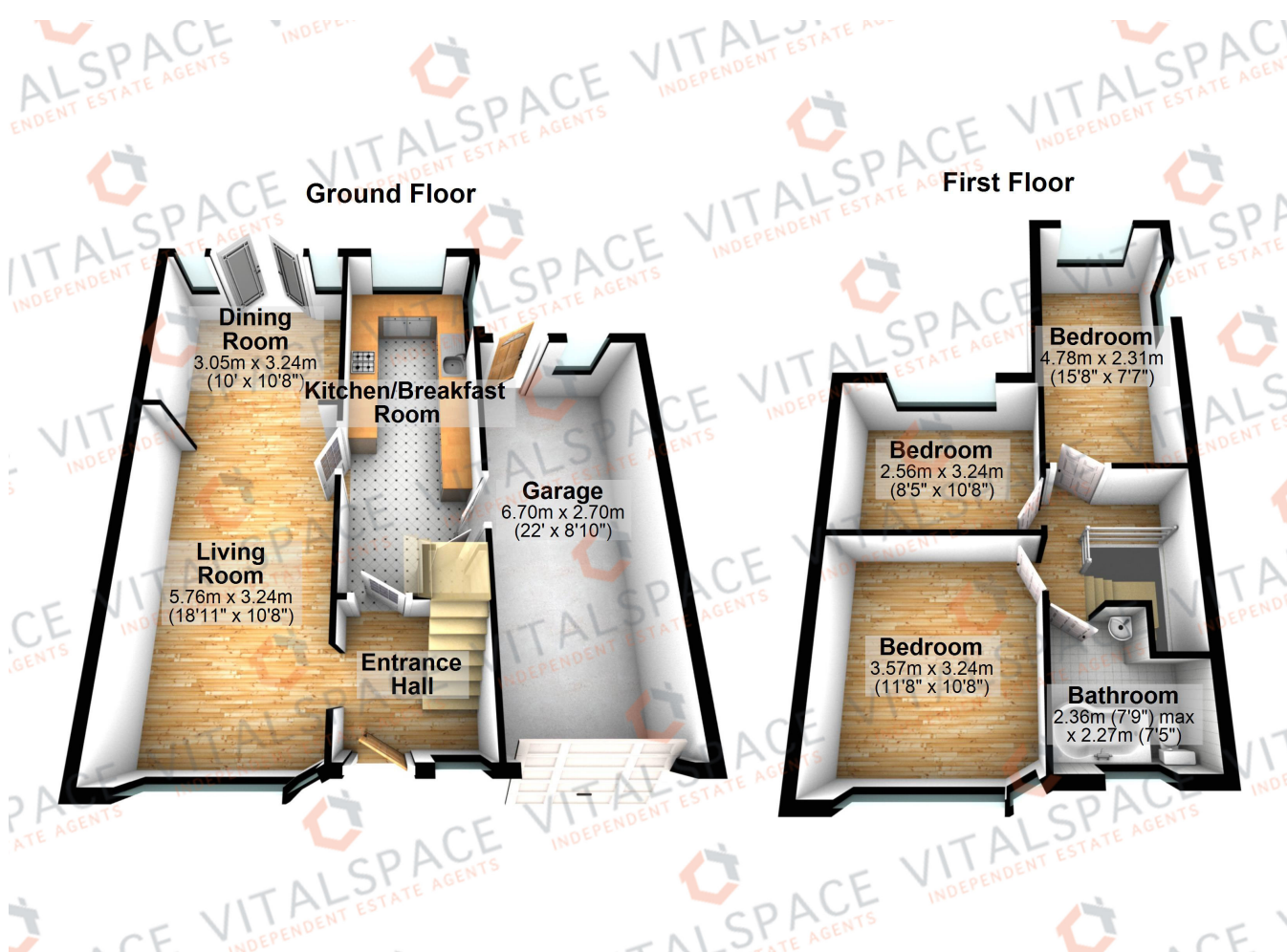


Derwent Road, Flixton, M41 8UL

****VIDEO TOUR** - **EXTENDED ACCOMMODATION** - VITALSPACE**
ESTATE AGENTS are delighted to offer for sale this beautifully presented 1930s semi detached property, ideally located on the ever popular Derwent Road in Flixton. Perfectly suited for growing families, this spacious home combines period charm with modern comforts throughout. Immaculately maintained and thoughtfully extended, the ground floor accommodation comprises a welcoming entrance hallway, a bright and generously sized open plan living and dining room alongside a stunning extended contemporary fitted kitchen. The kitchen offers sleek modern finishes and provides access into the integral garage, ideal for extra storage or future conversion potential subject to obtaining any necessary consent. Double doors from the dining area open onto an enclosed, thoughtfully landscaped rear garden with a combination of paving and lawn, perfect for summer dining and family gatherings. Upstairs, this property offers three well proportioned double bedrooms and a stylish, fully tiled three piece bathroom complete with shower over bath. Additional features include an updated gas central heating system, a boarded loft space with lighting, uPVC double glazing throughout, and off road parking via a generous paved driveway leading to an attached garage. Ideally situated between both Irlam and Moorside Road, the property enjoys close proximity to highly regarded local schools, as well as excellent transport links to the City Centre, Media City, Trafford Centre and Salford Quays. Presented to an exceptional standard throughout, this is a home that truly needs to be seen to be fully appreciated. Contact VitalSpace Estate Agents today to arrange your internal viewing.







Features

- Three double bedrooms
- Semi detached property
- Extended accommodation
- Enclosed rear garden
- uPVC double glazing
- Excellent Location
- Updated central heating
- Garage and driveway
- Ideal family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 2019

When was the roof last replaced? Bay window roof replaced in 2022

How old is the boiler and when was it last inspected? Gas central heating serviced in September 2023

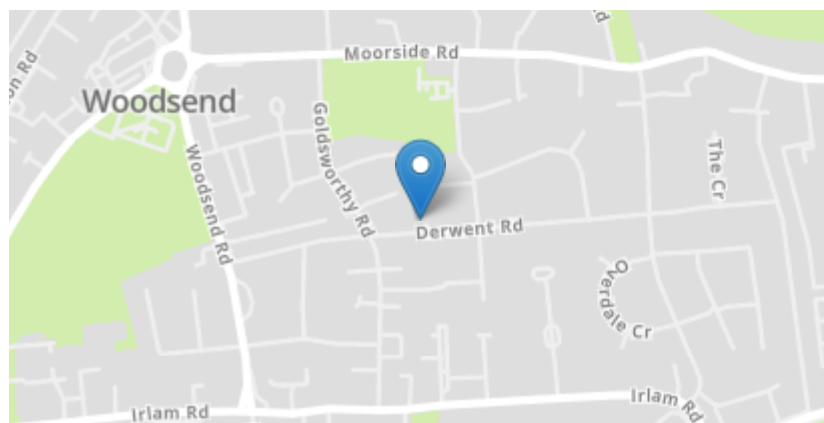
When was the property last rewired? Not during ownership

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes but not during ownership

Reasons for sale of property? Upsize

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		
	67	82
EU Directive 2002/91/EC		
England, Scotland & Wales		

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