



WOODSEND ROAD  
FLIXTON

OFFERS OVER  
**£375,000**

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  VIDEO TOUR



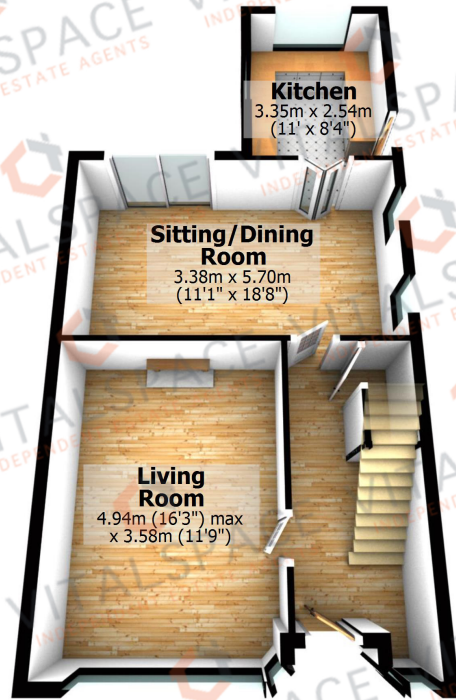
## Woodsend Road, Flixton, M41 8PY

VITALSPACE ESTATE AGENTS are pleased to offer for sale this fabulous THREE BEDROOM semi-detached property location in a desirable family residential area convenient for a range of schools including Acre Hall Primary School and St Monica's RC Primary School. This is a larger than average home offers well proportioned rooms, ample parking and an enclosed rear garden with a south facing aspect. On entering the property there is a spacious entrance hallway, a 16ft bay fronted living room, a generously sized dining room to the full width of the property with sliding doors leading out into the rear garden, a recently updated kitchen fitted with a traditional range of wall and base units with contrasting worksurfaces above. To the first floor, there are three well proportioned bedrooms (master with fitted wardrobes) and a recently updated three piece bathroom. A pull down loft ladder provides entry into a fully boarded loft space with lighting and skylights. Externally, there is a large driveway providing off road parking with gates at the side elevation. To the rear, a south facing rear garden can be found which is mainly laid to lawn with a shaped patio area ideal for a table and chairs during those summer months. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





### Ground Floor



### First Floor



## Features

- Three Bedrooms
- Semi detached property
- Gas central heating
- uPVC Double Glazing
- Recently updated kitchen
- Modern three piece bathroom
- Useful loft room
- Driveway parking
- South facing rear garden
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 2 years 6 months

When was the roof last replaced? No

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

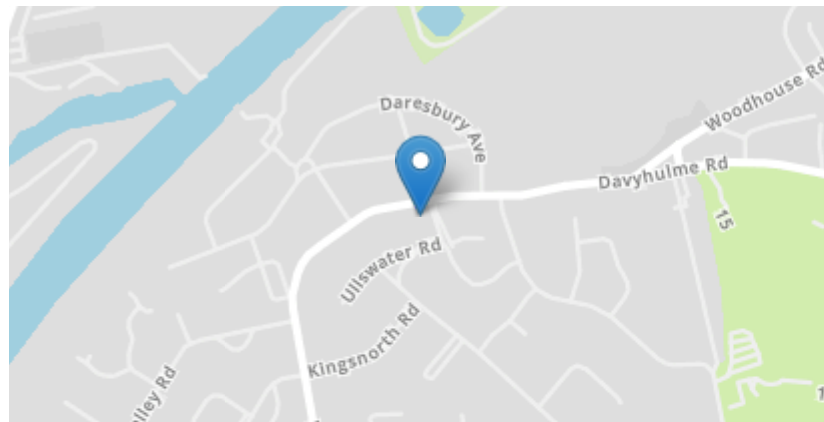
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Relocating to Yorkshire

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

Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		79
(55 to 68) <b>D</b>	58	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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.