



AMBLESIDE ROAD  
FLIXTON

£635,000

 5 BEDROOMS

 3 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Ambleside Road, Flixton, M41 6QP

**\*\*VIDEO TOUR\*\* - \*\*RECENTLY RENOVATED\*\* -**

VITALSPACE ESTATE AGENTS are pleased to offer for sale this impressive, individual built detached family residence situated on a fantastic, quiet Flixton road with open aspect views to the front of the property. This desirable home is beautifully presented benefiting from newly decorated and carpeted accommodation arranged over three floors. In brief the ground floor comprises; a large warm and welcoming hallway, a stunning dining kitchen, a versatile second reception room currently used as a sitting by our clients, a useful utility room and a downstairs WC. To the first floor, a shaped landing provides entry into three of the five bedrooms alongside a tiled en-suite shower room and a contemporary four piece family bathroom. Stairs rise from the first floor landing up to the second floor level where you will find two further double bedrooms, both substantially sized doubles alongside a three piece 'Jack & Jill' ensuite shower room. Externally, to the front of the property, there is a low maintenance garden with steps leading up to the front door. To the rear there is a secluded, landscaped, paved garden with a good sized paved patio area ideal for a table and chairs during those









## Features

- Detached family home
- Five bedrooms
- Arrange over three floors
- Recently renovated
- Utility & Downstairs WC
- Driveway and garage
- Quiet Flixton location
- No onward chain
- Excellent family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Owned in the family since 2003

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? Unknown

Which way does the garden face? North facing rear garden

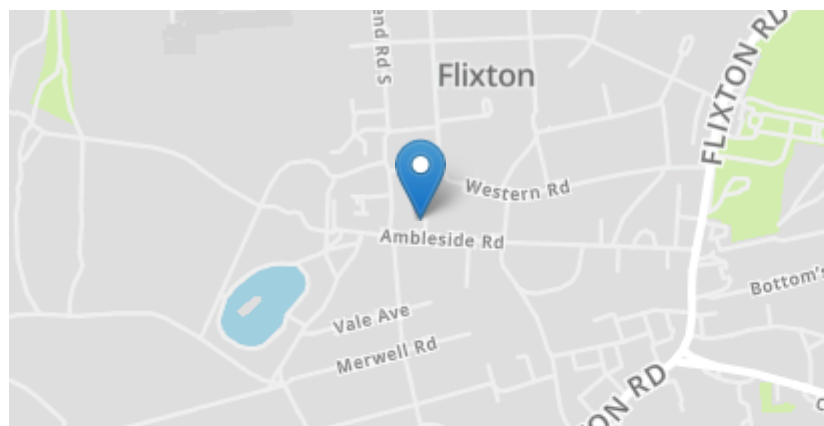
Are there any extensions and if so when were they built? N/A

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> -



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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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		79	85
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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