



GLENEAGLES ROAD
FLIXTON

OFFERS OVER

£475,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



Gleneagles Road, Flixton, M41 8SB

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well proportioned THREE BEDROOM DETACHED family home situated on one of Flixton's most desirable roads. This beautiful extended home is ideally located for any growing family or professional couple looking to live on a quiet, residential road without sacrificing access to amenities and commuting routes. The ever popular Davyholme Golf Club is a mere minute walk away from the property. In brief, the attractive accommodation comprises; Entrance porch, a welcoming entrance hallway, under stairs storage, a bay fronted dining room which opens into an extended 18ft living room alongside a good sized kitchen with space for a breakfast table if required. A utility room, downstairs WC and access to an integral garage complete the ground floor accommodation. To the first floor, a shaped landing provides entry into THREE BEDROOMS and a three piece family bathroom alongside a separate WC. Access to the loft space can also be found via the first floor landing. Externally, a gated, paved driveway provides off road parking and leads up to an attached garage with an up and over door. To the rear of the property a sizeable south west facing, mature garden with a large paved patio leads onto the a shaped lawn garden. As many neighbouring houses have done on the road, this property provides true potential to extend both to the side and rear subject to obtaining any necessary planning consent. Offered for sale with no onward chain, this property would be ideal for any family looking to put their stamp on a forever home. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents on for further information.





Ground Floor



First Floor



Features

- Three bedrooms
- Detached family home
- South West facing garden
- No onward chain
- Quiet Flixton road
- Driveway and garage
- Potential to extend (STPP)
- Gas central heating
- Utility and downstairs WC
- Internal inspection essential

Frequently Asked Questions

How long have you owned the property for? 54 years

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating - serviced 01-06-22

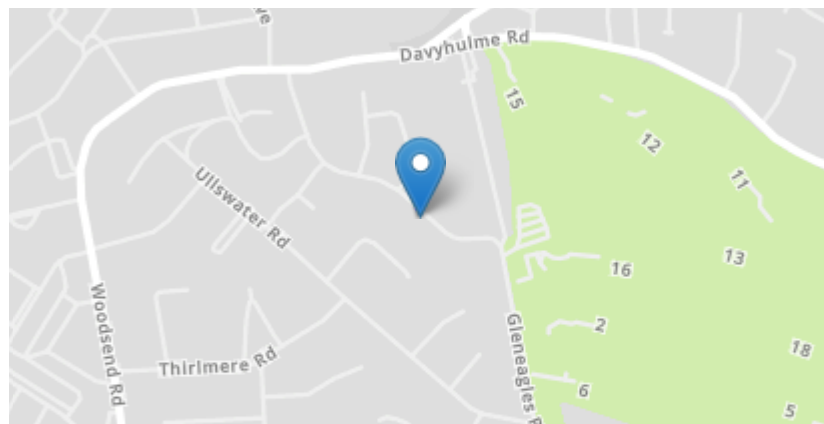
When was the property last rewired? Unknown

Which way does the garden face? South West rear garden

Are there any extensions and if so when were they built? Living room during the 1970's

Reasons for sale of property? Sale of family home

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.



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.