



WOODSEND ROAD
FLIXTON

£425,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

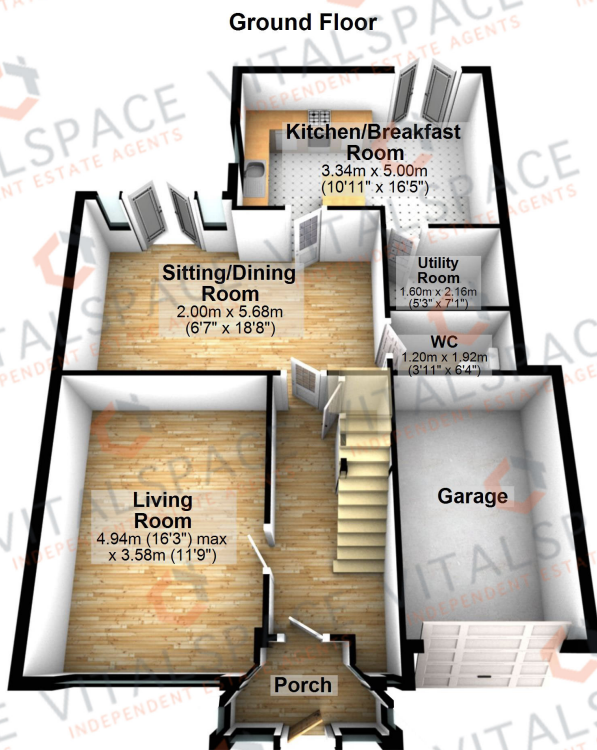


Woodsend Road, Flixton, M41 8PX

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented, extended THREE BEDROOM semi-detached property located in a desirable residential area, convenient for a range of highly regarded schools including Acre Hall Primary School and St Monica's RC Primary School. This extended family home offers well proportioned accommodation, ample driveway parking and an enclosed rear garden. On entering the property there is a spacious and welcoming entrance hallway, a bay fronted living room, a light and airy generously sized sitting/dining room to the full width of the property and an impressive open plan breakfast kitchen complete with a host of handleless wall and base units with contrasting worksurfaces and tiled splashback. The kitchen itself also benefits from an integrated fridge/freezer, a dishwasher and double doors opening into the rear garden. A useful utility room and downstairs WC can also be found to the ground floor level. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a newly installed, tiled two piece bathroom with a separate WC. Externally, to the front of the property, a large gravel driveway can be found providing ample off road parking facilities which leads up to an attached garage. To the rear, an east facing enclosed, rear garden is mainly laid to lawn with a shaped Indian stone patio area ideal for a table and chairs during those summer months. Further benefits of this impeccably renovated, extended home include a recently installed gas central heating system with a 'Baxi' combination boiler, an electrical re-wire in 2019 including an alarm, recently plastered walls and a part boarded loft space with lighting. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents to arrange an internal inspection.







Features

- Three bedrooms
- Semi detached property
- Recently refurbished
- Driveway and parking
- Enclosed rear garden
- Open plan breakfast kitchen
- uPVC double glazing
- Utility and downstairs WC
- Immaculate condition
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2020

When was the roof last replaced? Not during ownership

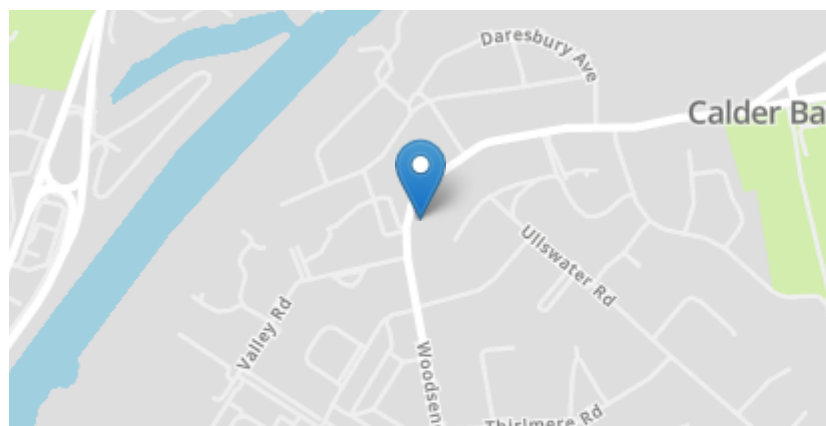
When was the property last rewired? 2020 including a new consumer box - all certificates available

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, pre purchase

Reasons for sale of property? Separation

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		
	69	77
England, Scotland & Wales		
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.