



MOORSIDE ROAD
FLIXTON

£415,000



4 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



Moorside Road, Flixton, M41 5SE

****NO ONWARD CHAIN** - **ATTRACTIVELY PRICED** - **VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious FOUR BEDROOM semi detached family home offering extended accommodation situated in a convenient location within walking distance of a range of local amenities including shops, Davyhulme Golf Course and a selection of highly regarded schools. The extended accommodation would be ideal for any growing family and briefly comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room, a well proportioned sitting room with double doors leading out into the rear garden and an open plan dining/kitchen fitted with a comprehensive range of wall and base units with contrasting worksurfaces, splash back tiling and ample space for a range of appliances. The dining area flows seamlessly from the kitchen area and benefits from double doors which open out into the rear patio area. To the first floor, a split level shaped landing provides entry into four generously sized bedrooms and a tiled three bathroom. Externally, this property is positioned within a generously sized, mature plot, set back from the road. To the front of the property, a driveway provides ample off road parking alongside a shaped lawned garden and leads up to an attached garage. To the rear of the property, a large enclosed, mainly lawned garden can be found ideal for any growing family. The rear garden is packed full of mature bushes and plants alongside a paved patio area, ideal for alfresco dining during those summer months. Further benefits of this desirable home include gas central heating and uPVC double glazing. Offered for sale with no onward chain, ideal for a family looking to put their stamp on a property without the need to extended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- No onward chain
- Modernisation required
- uPVC Double Glazing
- Open plan dining kitchen
- Gas Central Heating
- Garage and driveway
- Close To Local Amenities

Frequently Asked Questions

How long have you owned the property for? Since 2003

When was the roof last replaced? Not during ownership however, maintenance has taken place

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

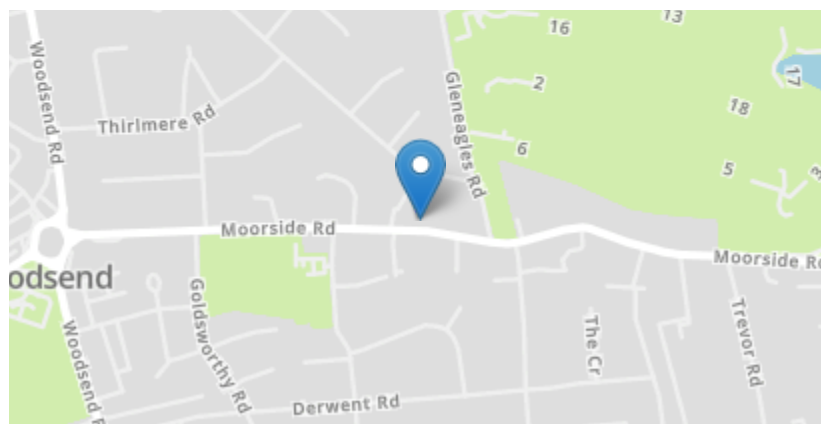
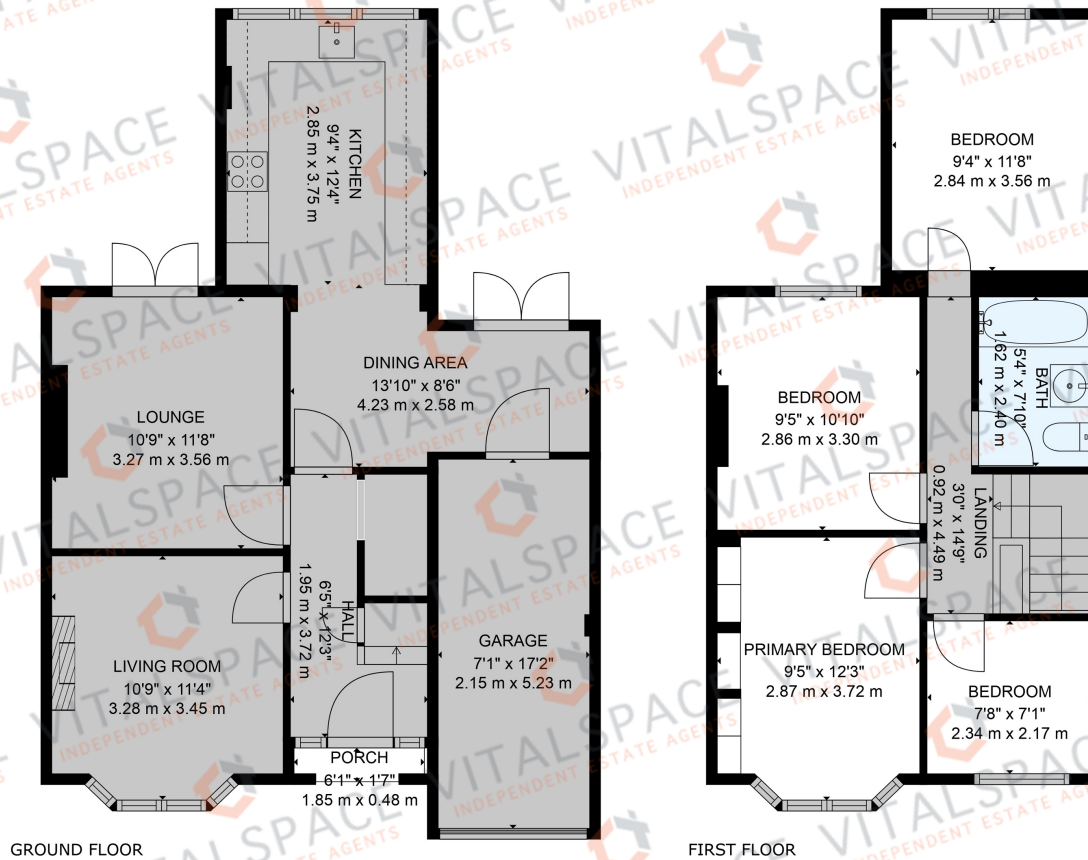
When was the property last rewired? Not during ownership

Which way does the garden face?

Are there any extensions and if so when were they built?
Double Storey Rear Extension

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> - 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	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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.