



ULLSWATER ROAD
FLIXTON

£475,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

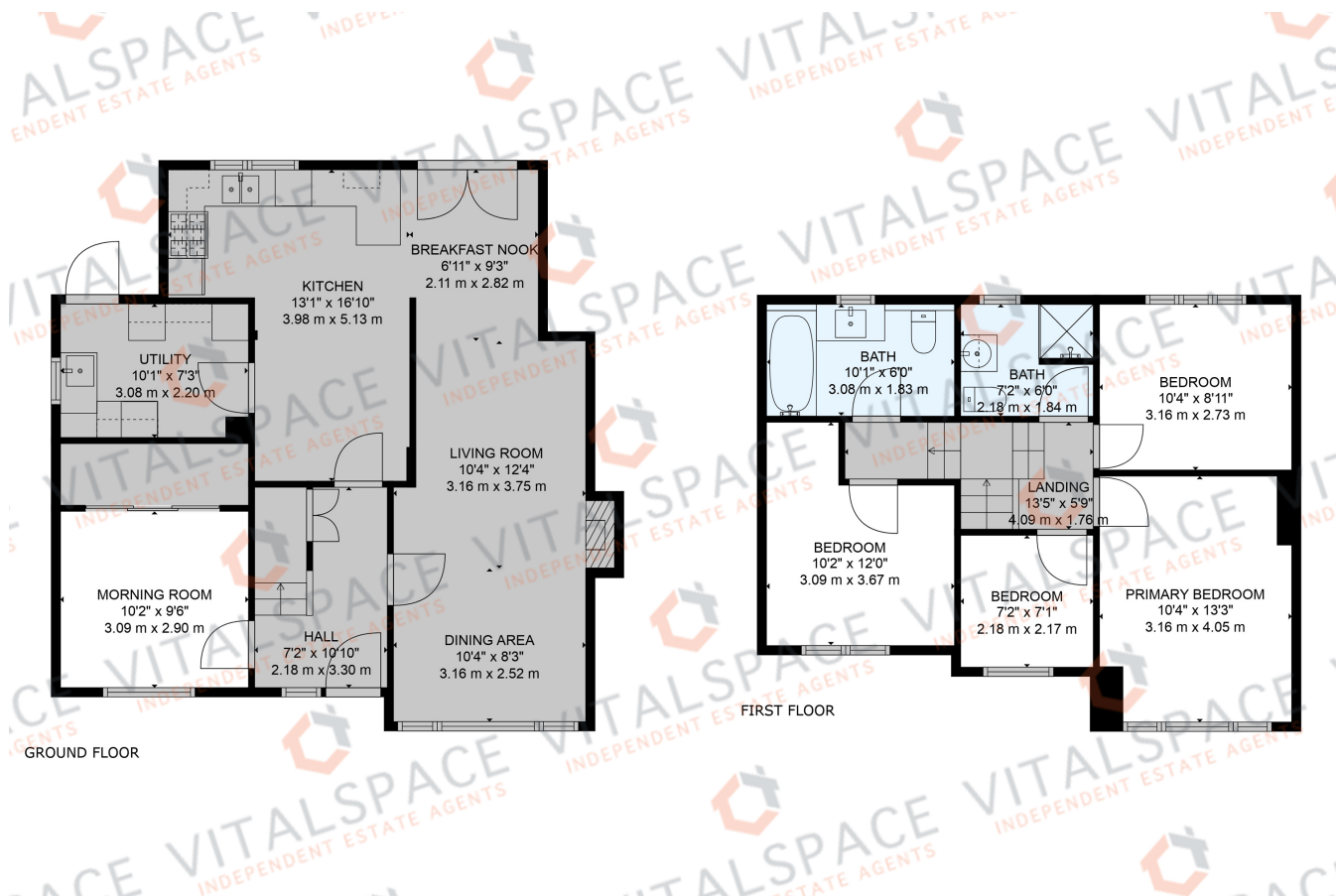


Ullswater Road, Flixton, M41 8SY

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to present this larger than average, thoughtfully extended FOUR BEDROOM semi detached property, perfect for growing families or those seeking versatile living space. Upon entry, you are welcomed by a bright and spacious hallway that sets the tone for the rest of the home. To the left, there is a generous study/sitting room, ideal for home working or relaxation, along with a practical utility room offering additional storage and laundry space. To the right, a fantastic sized through living and dining area provides a warm, open plan environment, flowing seamlessly into a large, bright breakfast kitchen space complete with a host of fitted units and ample work surfaces, perfect for entertaining or family meals. Stairs rise to the first floor level which boasts four well proportioned bedrooms, offering flexibility for family living, guest rooms, or further workspace. The property features two bathrooms, one with a modern three piece suite and shower over bath combination, the other with a contemporary three piece suite including a stand alone shower. Externally, the rear garden is designed for easy maintenance and year round enjoyment, with both lawned and paved areas, ideal for relaxing or alfresco dining during the warmer months. To the front, a well maintained garden with mature shrubs and trees adds a sense of privacy and curb appeal. A gravelled side driveway provides off road parking for multiple vehicles. This home blends space, comfort, and practicality in a sought after location and is not to be missed. Conveniently located within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Four Bedroom
- Semi Detached Property
- Extended Accommodation
- Great Local Amenities
- Gas Central Heating
- uPVC Double Glazing
- Highly desirable location
- Three reception rooms
- Ideal family home
- Large Driveway Parking

Frequently Asked Questions

How long have you owned the property for? 12 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating- serviced in Aug 2023

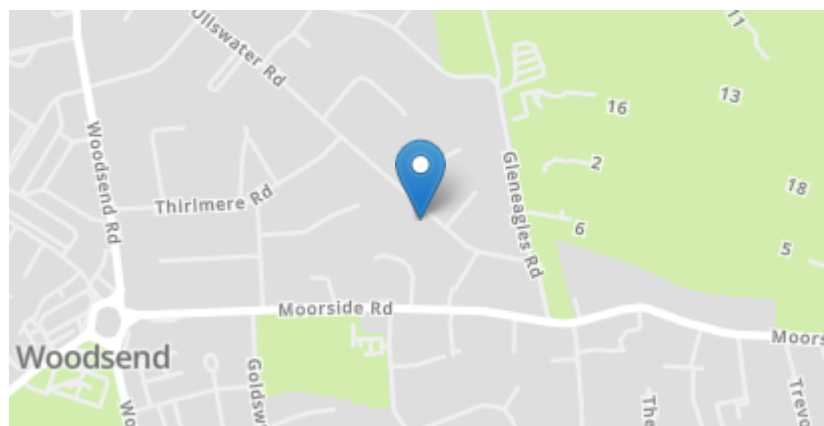
When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Downsize

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		
	58	71
England, Scotland & Wales		
EU Directive 2002/91/EC		

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