



# LOWTHER GARDENS FLIXTON

OFFERS OVER

## £260,000

 3 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



### VITALSPACE

INDEPENDENT ESTATE AGENTS

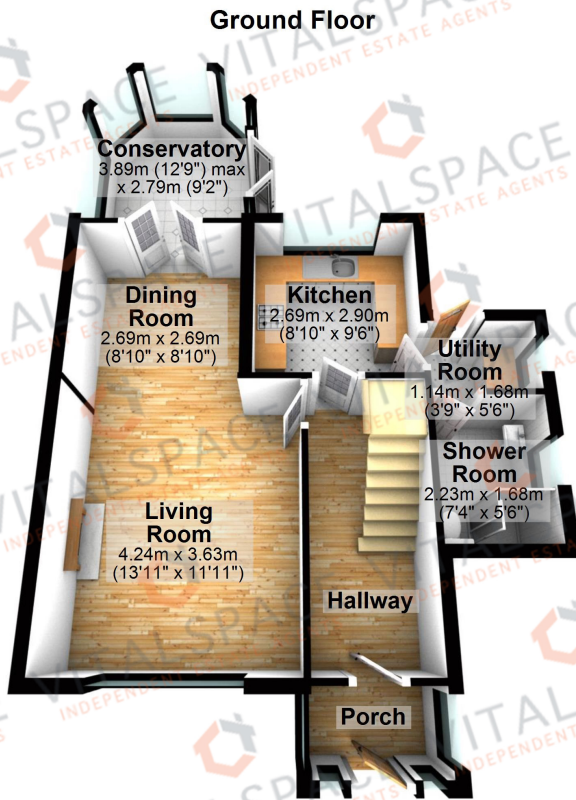


## Lowther Gardens, Flixton, M41 8RJ

VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented EXTENDED THREE BEDROOM end townhouse property situated overlooking a pleasant green in Flixton. This superb property has been finished to the highest of standards and in brief the accommodation comprises; porch, welcoming hallway, living room, dining room, conservatory, uPVC double glazed conservatory, modern fitted kitchen, fitted utility room and a downstairs shower room. To the first floor a generously sized landing provides access into three large bedrooms and a contemporary three piece bathroom. This property is warmed by gas central heating and is fully uPVC double glazed. Without doubt, one of the main attracting features of this property is the large gardens to three sides. To the rear there are two large detached garages, one with power and lighting alongside a timber decked area suitable for a table and chairs during those summer months. Off road parking is provided via one of the garages if required. This well proportioned and conveniently located property would make an ideal first time purchase. An internal viewing comes strongly advised.







## Features

- Three Bedrooms
- End townhouse property
- Gas central heating
- uPVC Double Glazing
- Quiet Flixton location
- Two garages
- Downstairs shower room
- uPVC conservatory
- Popular location
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? Pre purchase

How old is the boiler and when was it last inspected?  
Inspected annually

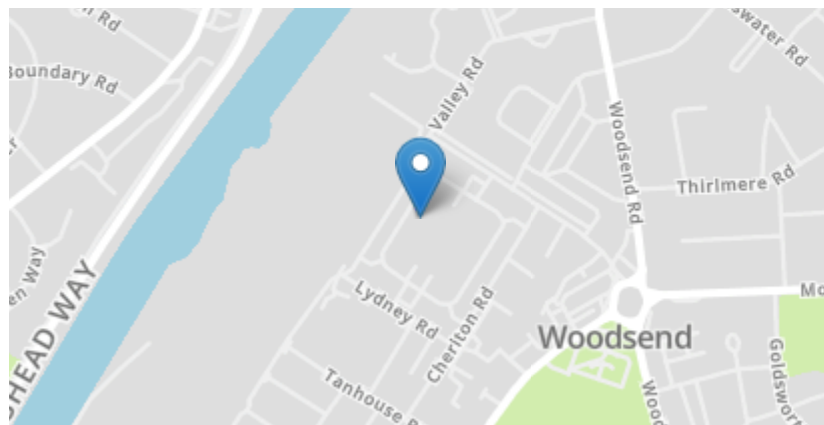
Which way does the garden face? North West

Are there any extensions and if so when were they built?  
Conservatory 2013

Reasons for sale of property? Upsize

Tenure: Leasehold - £12.50 per year

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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