



THE GROVE
FLIXTON

£1,750



4 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



EPC GRADE- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



The Grove, Flixton, M41 6JB

PROPERTY DETAILS

****VIDEO TOUR** - **AVAILABLE 28/09/2026** - VITALSPACE ESTATE AGENTS** are delighted to bring to the market this beautifully presented, extended **FOUR BEDROOM** semi detached home, ideally positioned on a quiet cul-de-sac in the heart of Flixton Village. Upon arrival, you are welcomed by a double width block paved driveway offering convenient off road parking. Step inside to a bright and airy entrance hallway, setting the tone for the stylish freshly decorated interior throughout. To the ground floor, the property offers a generously sized accommodation with a 21ft living room leading into a stunning open plan kitchen and breakfast area. The kitchen forms the hub of this family home featuring a range of modern wall and base units, complementary work surfaces and a tiled splashback alongside a central breakfast bar with space for seating. uPVC double doors open seamlessly from the kitchen into the rear garden, offering a perfect blend of indoor and outdoor living, ideal for families and entertaining guests. A conveniently placed utility room can be accessed via the kitchen with access out to the side of the property. Upstairs, a shaped landing leads into four well proportioned bedrooms, offering flexibility for family life, home working, or guest accommodation. This property also boasts a contemporary four piece family bathroom complete with both a bath and a walk in shower, as well as an additional modern shower room, perfect for a busy household. Externally, the rear garden is a real highlight. Designed for low maintenance and year round enjoyment offering the perfect combination of a paved patio, established planting including rose bushes, wisteria, a selection of fruit trees alongside lawned areas. A charming gravelled pathway, framed by timber boundaries and decorative garden trellis, guides you to a peaceful and private retreat at the rear of the garden, featuring mature shrubbery and a tranquil pond, a perfect spot for relaxing in nature. This impressive home perfectly combines modern family living with serene outdoor space. The property is offered on an unfurnished basis and available from 28/09/2026. Contact Vitalspace to arrange an internal inspection.

NOTE

This property is available from 29/08/2026 on an unfurnished basis. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

TERMS

All photographs are provided for guidance only.
Redress scheme provided by: The Property Ombudsman
Client Money Protection provided by: Propertymark – C0124317

EPC Grade:- C
Council Tax Band - B
Tenure – Freehold

