



WOODSEND ROAD
FLIXTON

£425,000



4 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

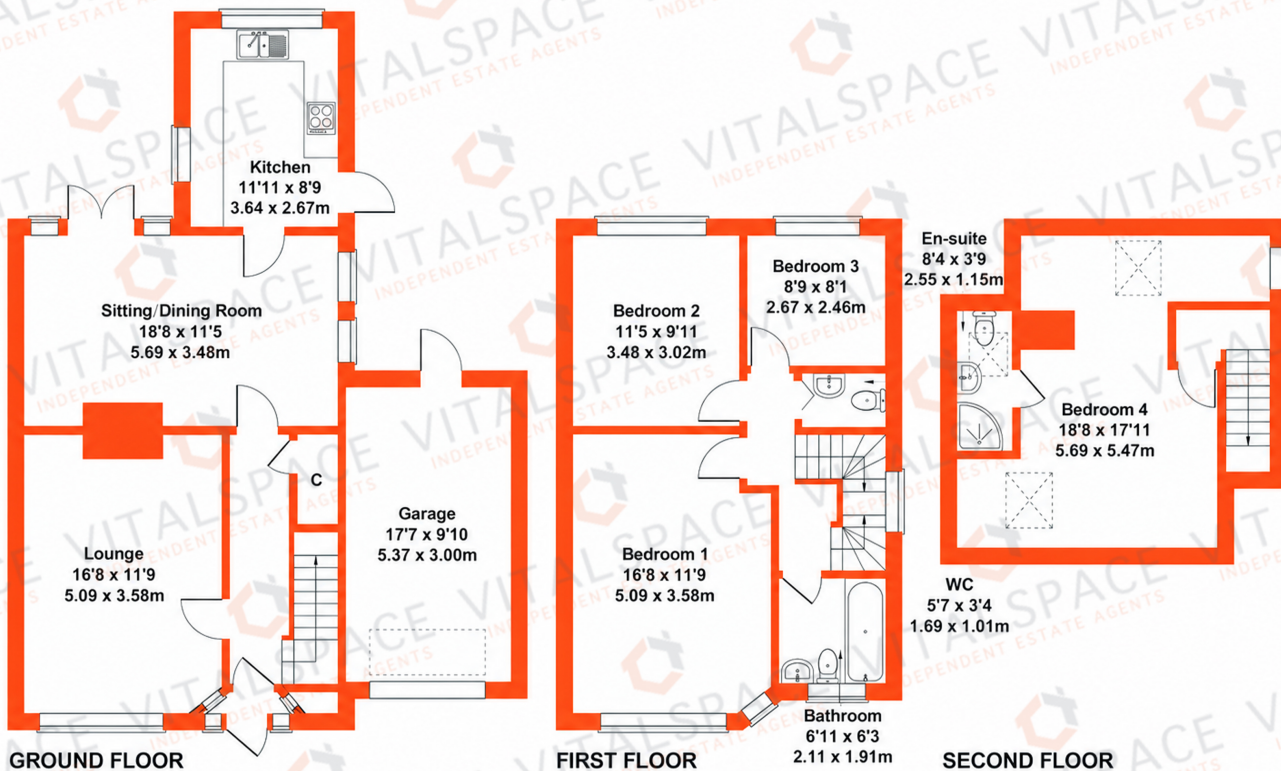


Woodsend Road, Flixton, M41 8PY

VITALSPACE ESTATE AGENTS are proud to offer for sale this immaculately presented and substantially extended four bedroom family home. Offering well appointed and versatile accommodation arranged over three floors, this attractive property is ideally suited to modern family living and is conveniently positioned for a range of local amenities and well regarded schools. Upon entering, you are greeted by a bright and welcoming entrance hallway, providing access to the principal ground floor accommodation. The spacious bay fronted living room offers an inviting space to relax, while the separate dining room provides an ideal setting for family meals and entertaining. To the rear of the property is a modern fitted kitchen, which has been extended to create a generous and practical family space with excellent potential for everyday living. To the first floor are three spacious and well presented bedrooms, together with a stylish three piece tiled family bathroom and separate WC. The converted loft space provides an impressive fourth bedroom, offering excellent additional accommodation and benefitting from its own en-suite shower room. This versatile room would make an ideal principal bedroom, guest suite or teenage retreat, subject to the buyer's requirements. Externally, the property continues to impress, with an enclosed south facing rear garden which is predominantly laid to lawn and designed to be relatively low maintenance. To the front is a gated double driveway, complemented by a small gravelled area, providing ample off road parking. The property also benefits from a garage. Located in the highly sought after Woodsend Road area, the property is well placed for local amenities, schools and everyday conveniences, whilst also providing excellent family accommodation throughout. Viewing is strongly recommended to fully appreciate the size, presentation and versatility of this impressive extended family home.







Features

- Four Bedrooms
- Semi Detached Property
- En-suite & Separate W/C
- Loft Conversion
- uPVC Double Glazed Windows
- Gas Central Heating
- Two spacious reception rooms
- Desirable Flixton location
- South facing garden
- Viewing Recommended

Frequently Asked Questions

How long have you owned the property for? 22 years

When was the roof last replaced? Not during ownership

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

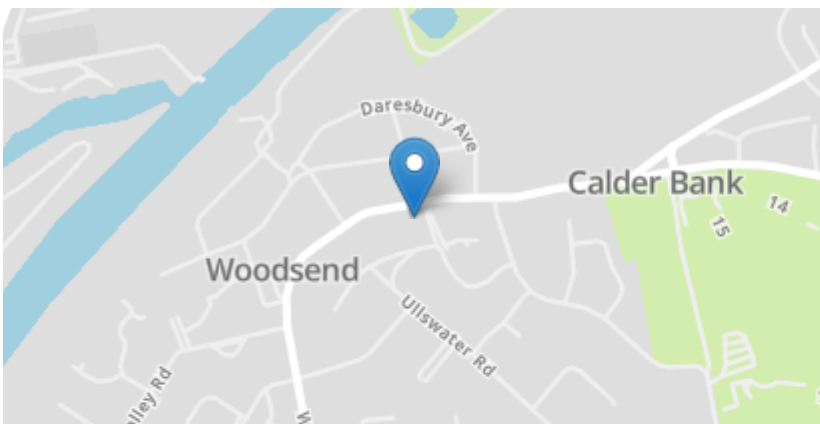
When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen & Loft Conversion

Reasons for sale of property? Downsizing

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	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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