


# CONISTON ROAD
# FLIXTON

OFFERS OVER

## £325,000

- 3 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- EPC GRADE:- C

VITALSPACE
INDEPENDENT ESTATE AGENTS







# Coniston Road, Flixton, M41 6PS

**QUIET FLIXTON CUL-DE-SAC** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well-presented THREE BEDROOM SEMI-DETACHED PROPERTY, ideally situated on a peaceful cul-de-sac in Flixton. Updated by the current owners to create a welcoming, contemporary home, this property would be an ideal choice for first-time buyers looking to step onto the property ladder. The property was refurbished in 2021, with improvements including a full electrical rewire, a modern fitted kitchen and a stylish bathroom, both installed in 2021. Further benefits include uPVC double glazing and gas central heating, with the boiler regularly serviced. The accommodation comprises a welcoming entrance hallway leading through to a spacious 19ft living/dining room, providing an ideal space to relax and entertain. The living area leads into the fitted kitchen complete with a range of integrated appliances including a dishwasher, oven and electric hob. To the first floor, there are three well-proportioned bedrooms and a contemporary three piece bathroom with a shower over bath combination. Externally, the property continues to impress with an enclosed rear garden, mainly laid to lawn with a paved patio area, perfect for outdoor dining and entertaining during the summer months. A useful detached garage can also be found to the rear, while to the front, a gated driveway provides off-road parking for several vehicles. Conveniently positioned for access to Flixton train station, highly regarded local schools and the beautiful Dutton's Pond, the property combines a comfortable, modern interior with a convenient location. An internal inspection is highly recommended to fully appreciate the accommodation and the improvements made by the current owners. Contact VitalSpace Estate Agents for further information or to arrange your viewing.













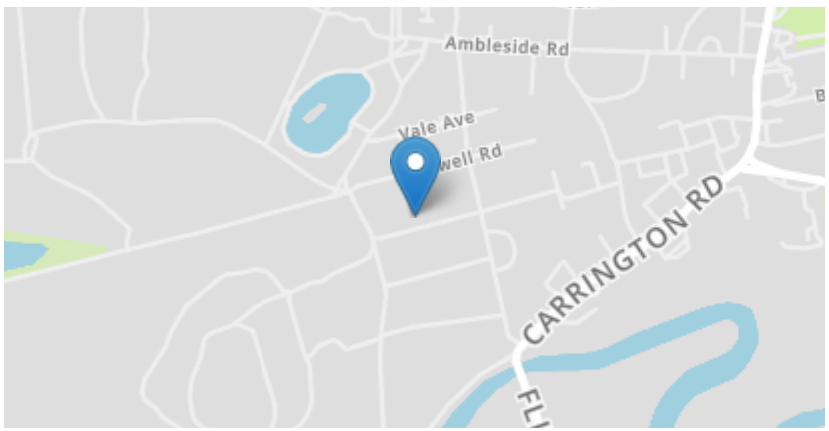


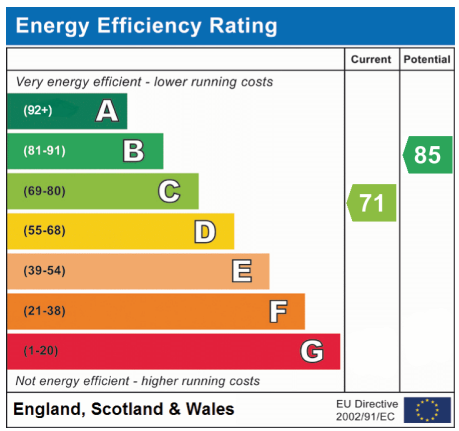









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## Features

- Three bedrooms
- Semi detached property
- uPVC double glazing
- Driveway and garage
- Enclosed rear garden
- 65 Sqm / 700 Sqft
- Recently modernised
- Quiet Flixton cul-de-sac
- Contemporary bathroom
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2021

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating - last service March 2026

When was the property last rewired? Yes - 2021

Kitchen and bathroom installed in 2021

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

Reasons for sale of property? Upsize

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

VITALSPACE
INDEPENDENT ESTATE AGENTS

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