



 4
Bedrooms

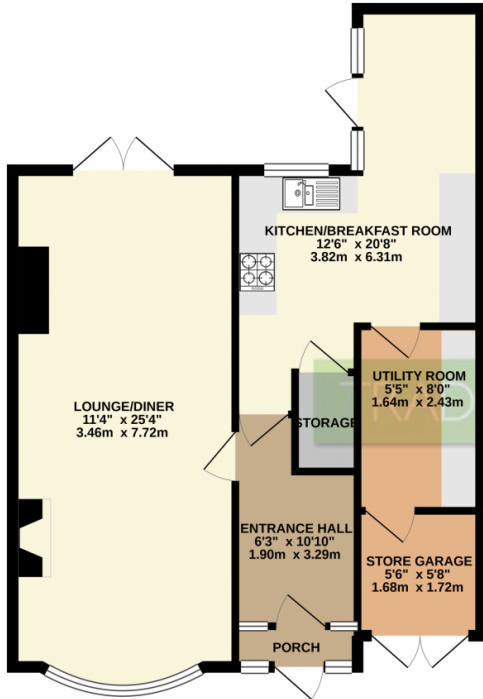
 1
Bathroom



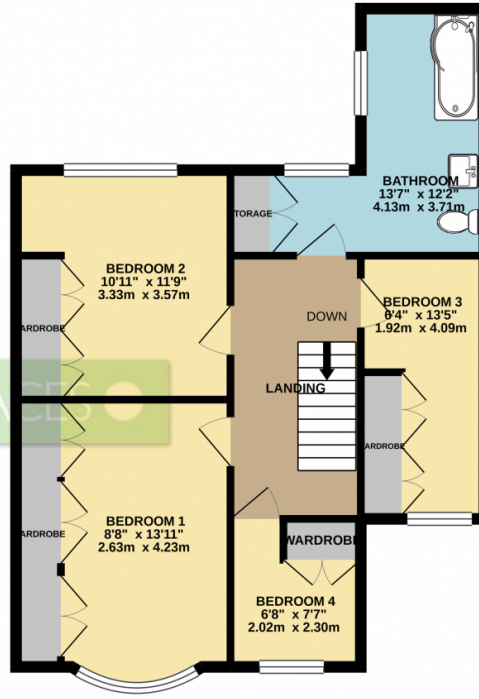


TRADING PLACES are pleased to offer for sale this extended FOUR BEDROOM semi detached family property situated on a residential cul-de-sac position in a sought after area of Flixton. This exceptionally well presented property offers tastefully appointed accommodation which comprises; entrance porch, entrance hallway, a spacious bay fronted through lounge/dining room with double doors opening out into the rear garden. A spacious, extended dining kitchen can also be found to the ground floor level with a separate utility room and storage garage. The first floor landing provides entry into four good sized bedrooms all with fitted wardrobes alongside a contemporary extended three piece family bathroom. Externally, to the front of the property, off road parking is provided by a driveway whilst to the rear, a secluded lawned garden benefits from being SOUTH FACING with a large patio suitable for a table and chairs during those summer months. A detached brick built garage with a supply of power and lighting. Further benefits of this spacious property include uPVC double glazing and gas central heating. This property is situated in a quiet, yet convenient location ideal for a selection of highly regarded schools, amenities and transport links including the M60 motorway and Flixton railway station.

GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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