



3

Bedrooms



1

Bathroom





Trading Places welcomes to the market this attractive, well presented period THREE BEDROOM semi-detached property located on a quiet Flixton cul-de-sac. If your looking for something special that you can simply move straight in to then look no further!!

This property is not only well presented but modern and tastefully completed to a high standard offering period accommodation with the added benefit of an enclosed part lawned, part decked rear garden. In brief this stunning property comprises; a warm and welcoming entrance hallway, a bay fronted living room and an impressive open plan dining kitchen with a contemporary fitted kitchen alongside space to dine. To the first floor there are three bedrooms and a modern part tiled three piece family bathroom. Externally, a fenced 'south' facing landscaped garden can be found whilst to the front of the property, a driveway provides off road parking. This property is situated in a convenient location close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays.

We strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer.

Entrance hall

Entrance door to front. Wood floor. Staircase to first floor. radiator. cupboard. Door to understairs WC.

Ground floor WC

Double glazed window. Low level WC and wash hand basin. Part tiled to compliment. Wood floor. Ladder style heated radiator.

Lounge *3.71m x 4.34m*

Double glazed bay window to front elevation with window seat. wood floor. Mantle with open tiled fireplace below inset into chimney breast. Coving to ceiling.

Extended kitchen/diner *3.71m x 5.95m*

Fitted with a range of modern white high gloss wall and base units with granite work surfaces and inset sink unit with mixer tap. Integrated double oven. Integrated microwave. Integrated 'five' ring gas hob with tiled back splash and a stainless steel chimney style extractor above. Tiled floor. Inset ceiling lights. Double glazed double doors opening to the beautiful south facing garden.

Utility room *2.19m x 2.87m*

UPVC double glazed doow and window to the rear elevation. Sink unit with cupboard underneath. Plumbed for automatic washing machine. Space for free standing appliance. Tiled floor.

Landing

Dado rail. Carpet

Bedroom one *3.86m x 4.04m*

Double glazed window. Fitted wardrobes. Wood floor.

Bedroom two *3.40m x 3.98m*

Double glazed window. Wood window. Radiator.

Bedroom three *2.61m x 2.72m*

Double glazed window. Radiator. Carpet.

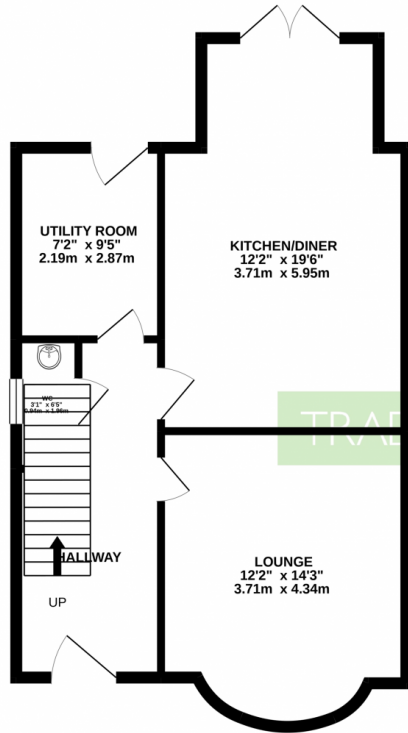
Bathroom *2.00m x 2.72m*

Modern white bathroom suite comprising of P shaped bath with shower screen and shower over, vanity wash hand basin with mixer tap and a low level WC with push button flush. Ladder style radiator. Tiled to compliment. Wood floor. Double glazed window.

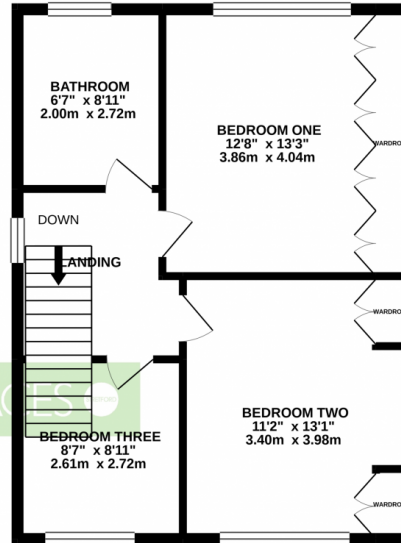
Outside

Recently completed driveway to front providing off road parking. A beautiful landscaped south facing garden to rear with decked area and is privately enclosed.

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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