



 3
Bedrooms

 1
Bathroom

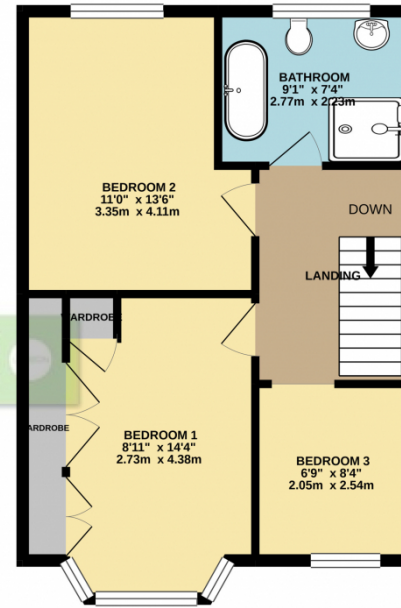




**** STUNNING OPEN PLAN FAMILY DINING/KITCHEN WITH BI FOLDING DOORS ** TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this **THREE BEDROOM** semi detached family property situated on a popular residential cul-de-sac position in a sought after area of Flixton. This well presented, recently updated property offers desirable accommodation comprising; welcoming entrance hallway, a spacious bay fronted living room, a generously sized open plan kitchen/dining room with bi folding doors opening out into the secluded rear garden. The kitchen itself comes complete with a range of 'Shaker Style' wall and base units alongside a breakfast bar. To the first floor, a shaped landing provides entry into **THREE** good sized bedrooms and a recently fitted contemporary **FOUR** piece family bathroom. Externally, to the front of the property, a driveway provides off road parking and leads to a detached garage located to the side. To the rear, a well maintained garden can be found with paved patio area. Further benefits of this attractive home include uPVC double glazing, gas central heating and a boarded loft. 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. Contact Trading Places Estate Agents on to arrange an internal inspection.

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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