



 4
Bedrooms

 3
Bathrooms





This handsome period property is located in an incredibly popular setting close to Flixton train station.

The property has been comprehensively re-modelled and refurbished and is designed to meet the demands of modern family life.

The accommodation is both spacious and extremely versatile and extends to over 2100 sq ft. At ground floor the 'hub of the house' is a quite magnificent open plan living/dining/kitchen with doors opening directly on to a large rear garden. There is also a separate bay fronted sitting room, a utility room and a cloaks/wc,

There are three excellent sized double bedrooms at first floor including a superb master suite with dressing room and shower room. There is also a luxurious family bathroom.

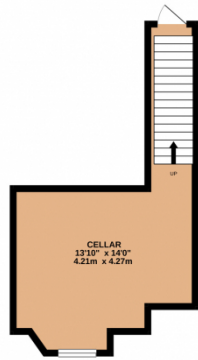
At second floor there is an impressive fourth double bedroom with its own en suite - perfect for those with older children or for those who need guest accommodation. At lower ground floor the basement provides extremely useful storage space.

To the front of the property a recently laid driveway provides off road parking and turning space for several vehicles. The rear garden is predominantly laid to lawn and is an excellent size and extremely private.

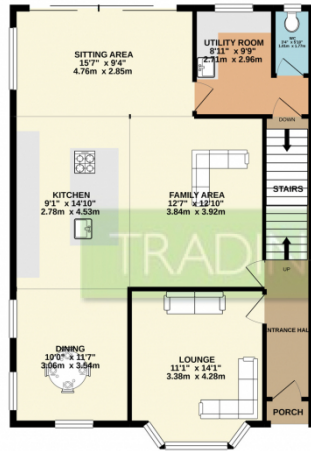
The property lies within a stroll of Flixton train station and the local shops and schools are all within walking distance, as are several pubs and restaurants and Flixton golf course.

This is a superb home that is finished to an exacting's standard throughout and will impress even the most discerning of purchaser.

BASEMENT
254 sq ft (23.5 sq.m.) approx.



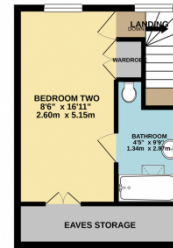
GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.3 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 2236 sq.ft. (207.8 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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