



 2
Bedrooms

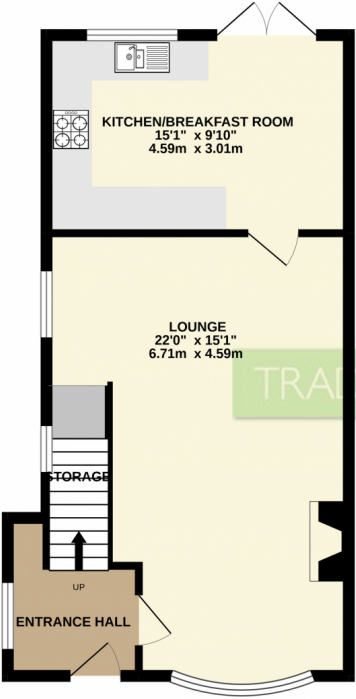
 1
Bathroom



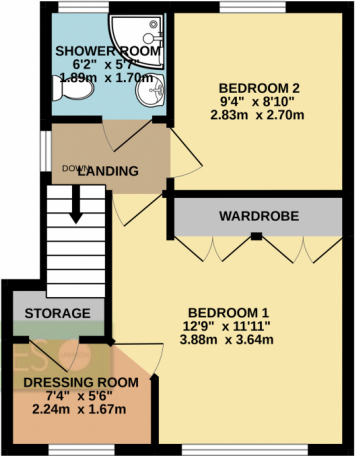


TRADING PLACES ESTATE AGENTS are delighted to offer for sale this immaculately presented TWO DOUBLE BEDROOM semi detached family residence situated on the ever popular, Goldsworthy Road in Flixton. This desirable property has been extended by our clients to a high standard and benefits from attractive accommodation which briefly comprises; a warm and welcoming entrance hallway, a generous sized living room and an impressive open plan dining/kitchen space. The kitchen itself is fitted with a comprehensive range of wall and base units with contrasting worksurfaces. To the first floor, a shaped landing provides entry into two good sized double bedrooms and a separate dressing off the master bedroom, three piece shower room. Externally, generous off road parking can be found to the front of the property in the form of a large blocked paved driveway. To the rear, a private west facing garden can be found which is mainly laid to lawn, enclosed by new timber fenced boundaries to all sides. A paved area offers space for a table and chairs during those summer months. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within close proximity including Flixton primary school and also Urmston Grammar School. For commuters, the property positioned has excellent access to the motorway network. This property is offered for sale with NO ONWARD CHAIN.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 840 sq.ft. (78.0 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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