



 **3**  
Bedrooms

 **1**  
Bathroom





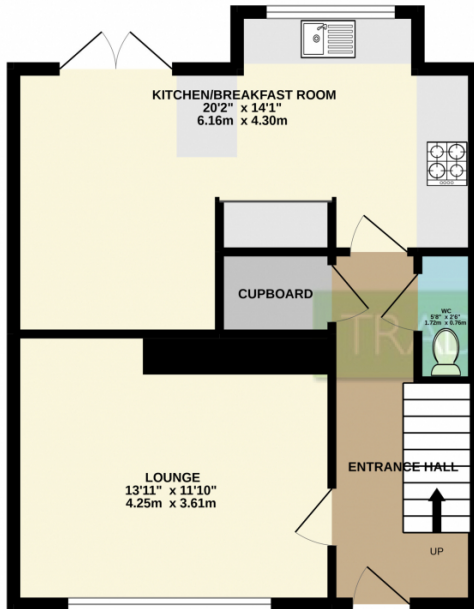




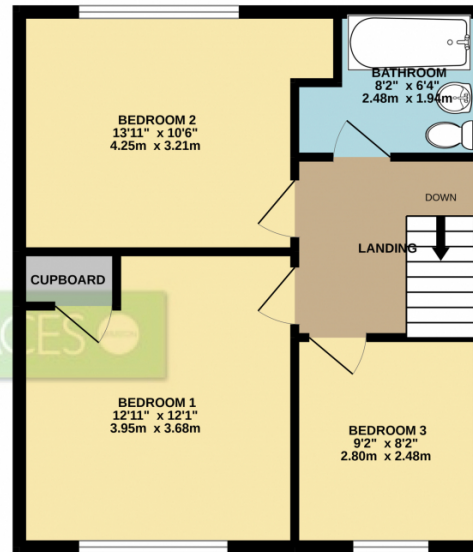
Trading Places are proud to offer for sale this much loved three bedroom semi detached property situated on the tree lined Kingsnorth Road in Flixton. Benefiting a southerly facing rear garden & genuine potential for extensions subject to obtaining the required planning consent. In brief the accommodation comprises entrance hallway, lounge, fitted dining kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed and recently had a new roof. Externally to the front there is a pleasant garden with driveway providing ample off road parking. The driveway continues to the side, leading to the rear garden which is larger than average. Ideally placed for the well regarded schools & amenities.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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