



 4
Bedrooms

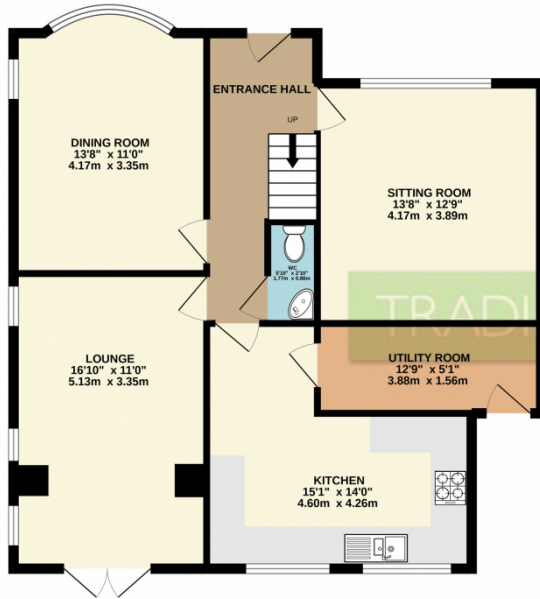
 2
Bathrooms



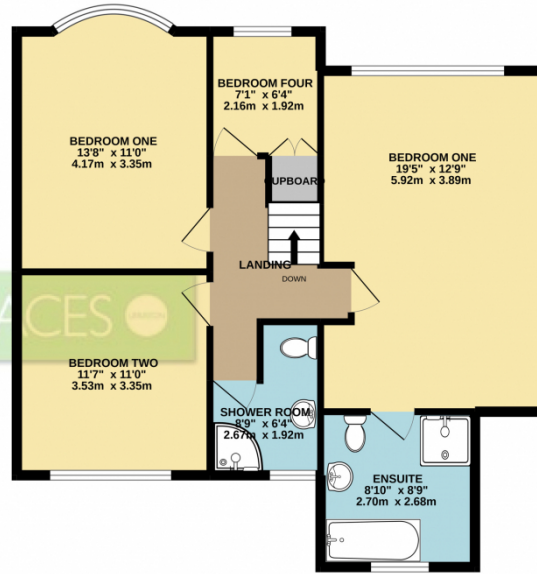


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented, significantly extended FOUR BEDROOM DETACHED family home situated on an extremely popular, quiet Flixton cul-de-sac. In brief the accommodation comprises; a warm and welcoming hallway, downstairs wc, a bay fronted dining room, lounge with patio doors leading out to the rear garden, sitting room, extended fitted kitchen with ample space for table and chairs and a utility room. On the first floor level, a shaped landing provides entry into four well proportioned bedrooms, en-suite bathroom to the master bedroom and three piece family bathroom . Externally to the front of the property, a generous driveway providing ample off road parking for multiple vehicles. To the rear, a secluded landscaped garden can be found with a large paved patio area suitable for alfresco dining with a lawned area beyond. Further benefits of this attractive family home include gas central heating and uPVC double glazing. Positioned in a highly desirable area, walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, restaurants. A great family home.

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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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