



3

Bedrooms



1

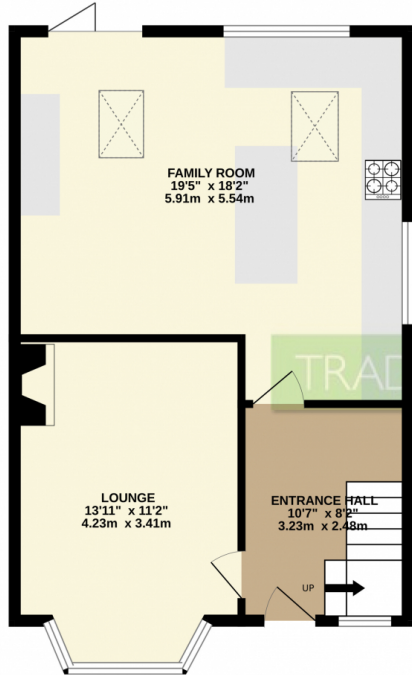
Bathroom



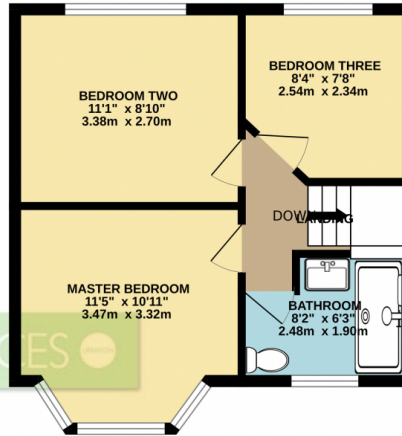


****A STUNNING OPEN PLAN BREAKFAST KITCHEN AND NOT OVERLOOKED FRONT OR REAR** OTHER FEATURE TO NOTE THE PROPERTY HAS FULL PLANNING PERMISSION GRANTED FOR A DOUBLE STOREY SIDE EXTENSION ***TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented and extended THREE BEDROOM DETACHED property situated within a cul-de-sac position in Flixton. The location is popular with families and convenient for local schools and Flixton Train Station. This delightful bay fronted home is warmed by an upgraded gas central heating system and benefits from being fully double glazed throughout. In brief, this enviable property comprises; porch, a warm and welcoming entrance hallway, a bay fronted living room and an impressive open plan dining kitchen complete with double doors opening out into the rear garden. The kitchen itself is recently fitted with a comprehensive range of 'Shaker' style wall and base units with a host of integrated appliances and also features a central breakfast island with space for seating. The kitchen opens into a dining area providing ample space for a dining table and chairs if required. To the first floor level, there are three bedrooms and a three piece newly fitted family bathroom. Externally, a driveway provides ample parking for FOUR CARS, single garage with power and lighting and lawned gardens at the rear. Just a stones throw away from the beautiful Dutton's Pond and WELLACRE COUNTRY PARK. Requires an internal inspection to be truly appreciated. APPLICATION NUMBER 105592/HHA/21.**

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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