



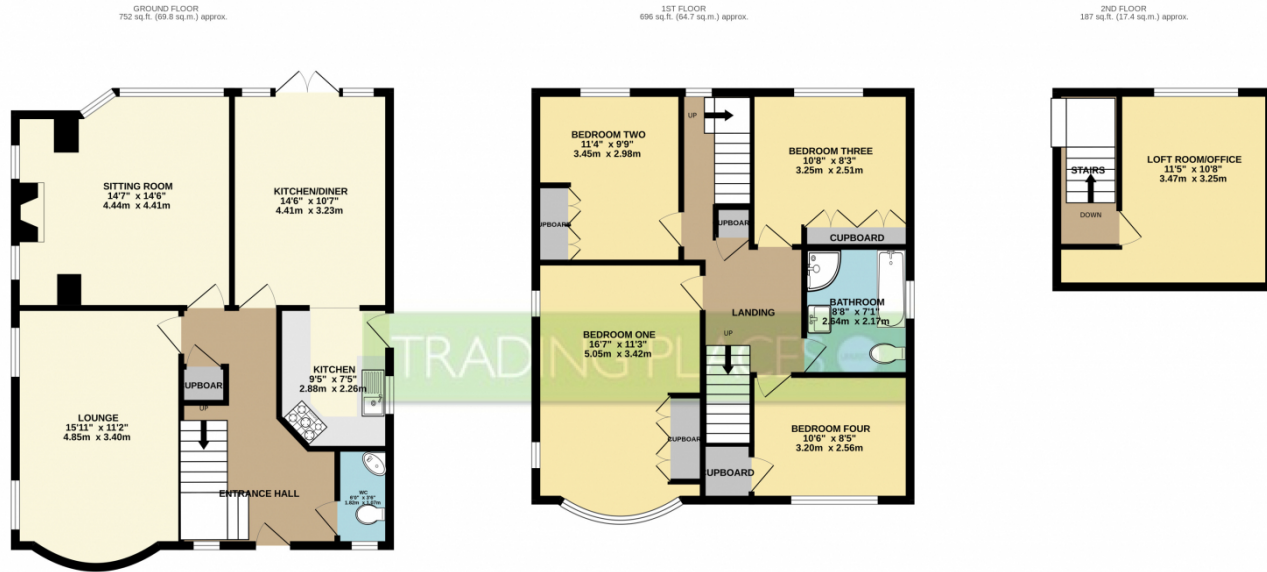
 4
Bedrooms

 1
Bathroom





****VIDEO TOUR AVAILABLE**** TRADING PLACES ESTATE AGENTS are pleased to offer to the market this rare opportunity to purchase a substantial **FOUR DOUBLE BEDROOM DETACHED** with additional **LOFT ROOM/OFFICE** family residence, presented to an exceptionally high standard by our current clients. This house has been sympathetically upgraded and boasts a wealth of character, combining period features with a twist of modern fixtures and fittings. Situated on a convenient tree lined Flixton road, ideal for local schools, Flixton train station and a range of amenities. This imposing family property benefits from gas central heating, uPVC double glazing. In brief the attractive accommodation comprises; a sizeable yet welcoming entrance hallway, downstairs WC, bay-fronted lounge, a rear sitting room with a 'inglenook fireplace' and feature window overlooking the rear garden, dining room and a fully fitted kitchen. To the first floor there is a landing which provides access into four bedrooms and an impressive fitted luxury bathroom. Situated on the second floor is a converted loft room/office. Externally, driveway which leads up to a detached single garage. To the rear of the property, an established and impressively landscaped garden can be found with variety of stocked borders, patio seating area suitable for table and chairs during those summer months. An internal and external inspection is highly recommended to appreciate this charming family home.



TRADING PLACES

TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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