



 3
Bedrooms

 1
Bathroom





TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well presented and tastefully decorated THREE BEDROOM semi detached property situated on a peaceful Flixton road. Situated on a good sized corner plot, in brief the well presented accommodation comprises; entrance porch, a warm and welcoming entrance hallway, a generously sized living/dining room and a fitted kitchen can also be found on the ground floor level complete with a comprehensive range of wall and base units. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a tiled three piece bathroom with an shower above the bath. Externally, as mentioned, this property occupies a pleasant, secluded position with open aspect views to the front. A driveway can be found to the rear of the property providing ample off road parking facilities. To the side, ample space can be found making an extension possible (subject to obtaining any necessary planning permission) currently lawned with flowerbeds and timber decking. The rear garden is a large covered area ideal for a potting shed. Another benefit the property has is a converted garage providing home office space and storage room. Just a stones throw away from the beautiful Dutton's Pond and within walking distance to Flixton Train Station. An internal inspection is highly recommended.

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

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 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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