



 3

Bedrooms

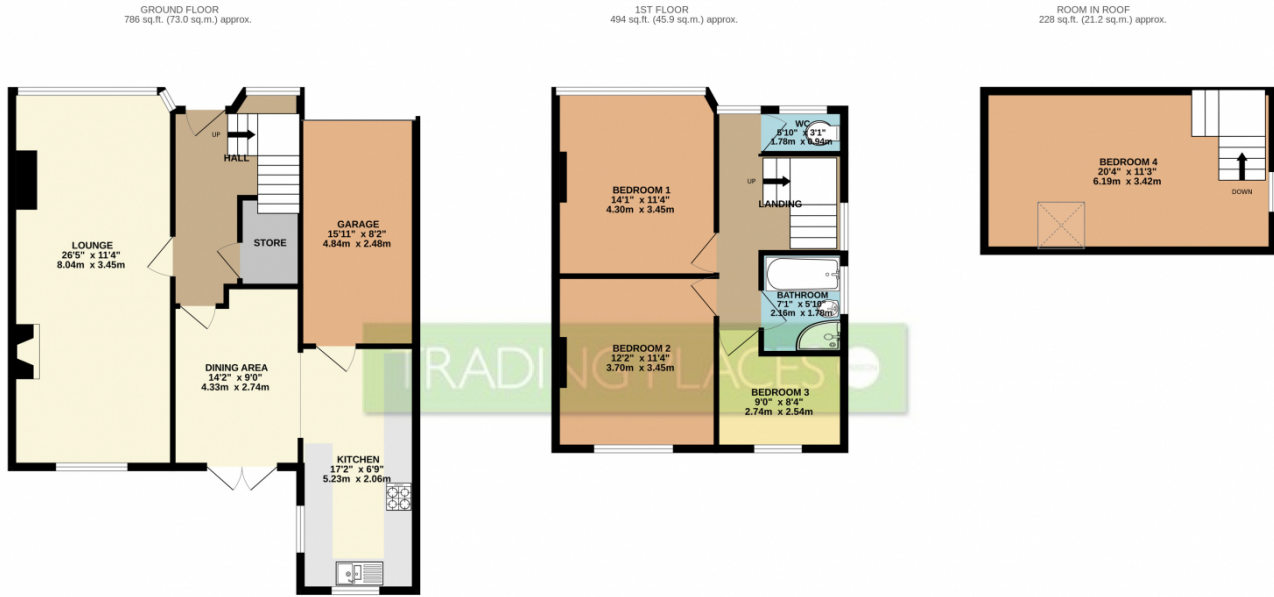
 1

Bathroom





****SPACIOUS FAMILY RESIDENCE WITH A CONVERTED LOFT AND SOUTH FACING GARDEN**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this impressively presented, recently refurbished **THREE BEDROOM** semi detached family property situated in a popular area of Flixton perfectly placed for a range of amenities and major transport links. Comprehensively Updated by our clients in recent years. In brief the desirable accommodation comprises; a warm and welcoming hallway, a bay fronted through lounge, a useful understairs storage and an impressive open plan dining kitchen with double doors opening out into the secluded rear garden. The kitchen itself comes complete with a comprehensive range of wall and base units housing a range of integrated appliances and solid oak flooring. To the first floor, two double bedrooms and a generously sized third bedroom can be found alongside a fitted family bathroom and separate WC. Stairs rise from the first floor landing to a converted loft space currently used as a bedroom. Externally to the front of the property, paved driveway provides ample off road parking whilst to the rear, a secluded rear garden and decked patio area provide an ideal space for a table and chairs during those summer months. Integral single garage with power and lighting. Located in a desirable residential area, convenient for a range of highly regarded schools including Acre Hall Primary School and St Monica's RC Primary School. An internal inspection comes highly recommended.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Daresbury Avenue, Flixton, M41

