



 **3**  
Bedrooms

 **1**  
Bathroom





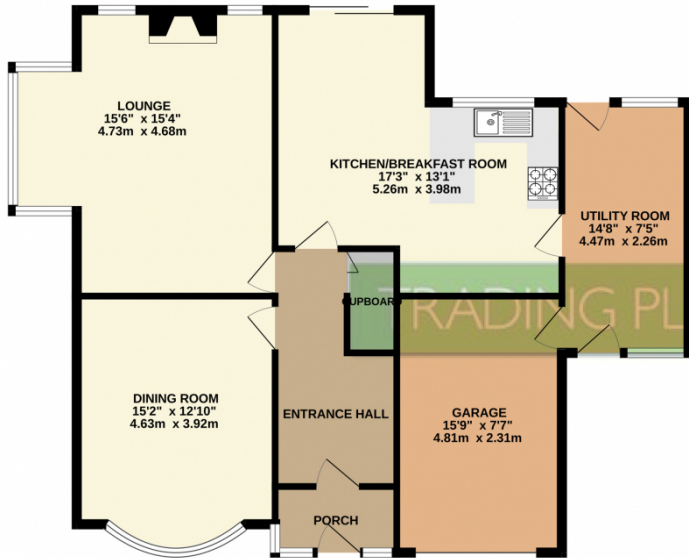




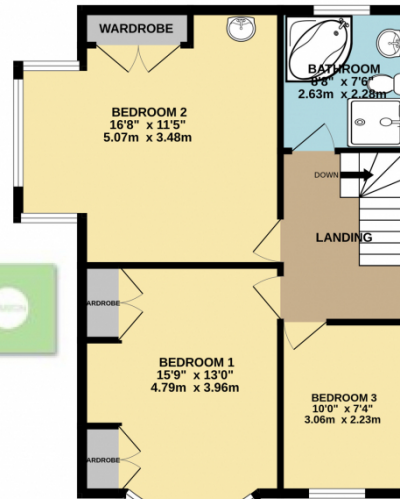


**\*\*\*LARGE CORNER PLOT\*\*\*SOUTH FACING REAR GARDEN\*\*\* TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM DETACHED family home situated on one of Flixton's most desirable roads. This beautiful extended home has been reconfigured and updated to exacting standards by our client including a luxury tiled four piece bathroom and an open plan dining kitchen. Ideally located for any growing family or professional couple looking to live on a quiet, residential road without sacrificing access to amenities and commuting routes. The ever popular Davyhulme Golf Club is a mere few minute walk away from the property. In brief, the attractive accommodation comprises; Entrance porch, a welcoming entrance hallway, understairs storage, a bay fronted dining room, lounge with a feature bay window and 'Inglenook Fireplace', an open plan kitchen/dining room with integrated white goods, there are sliding doors leading out into the south facing rear garden where a separate utility room can also be found on the ground floor level with entry to the single garage. To the first floor, a shaped landing provides entry into THREE BEDROOMS and a luxury four piece family bathroom. Externally, a gated driveway provides off road parking for several vehicles and leads up to an attached garage with an up and over door. To the rear of the property a sizeable mature garden with a large paved patio leads onto the a shaped lawn garden. An excellent sized corner plot with the potential to extend further subject to planning. An internal inspection is strongly recommended.**

GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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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