



FOR SALE
TRADING PLACES
0161 747 0022

 3
Bedrooms

 1
Bathroom

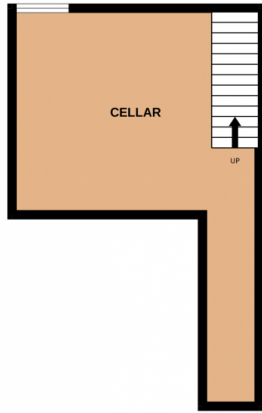




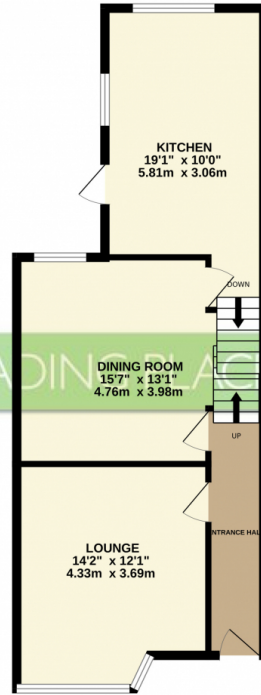
**** SOUTH FACING REAR GARDEN ** BEING SOLD WITH NO VENDOR CHAIN****

We are proud to offer for sale this three-bedroom terraced family home situated in the always popular area of Flixton, a short walk from the playing fields the property is now in need of modernisation. Ideally located for a number of local quality schools and amenities this is an idyllic location for any family. Accommodation comprises, Entrance hallway, lounge, dining room and a kitchen. Lower ground floor cellar chambers with full head high for conversion. Whilst to the first floor there is a landing, three well-proportioned bedrooms and a bathroom suite. Externally to the rear there is a large sunny garden, with patio and lawned areas. Viewings are essential and will commence on the open day Saturday 10th June.

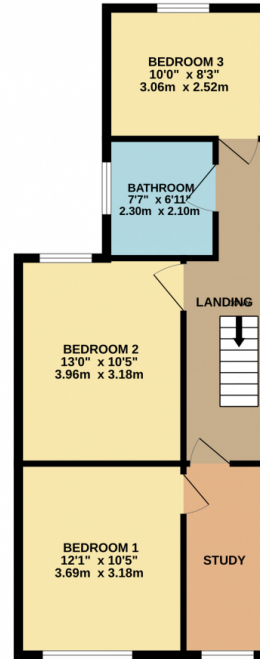
BASEMENT LEVEL
247 sq.ft. (23.0 sq.m.) approx.



GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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