



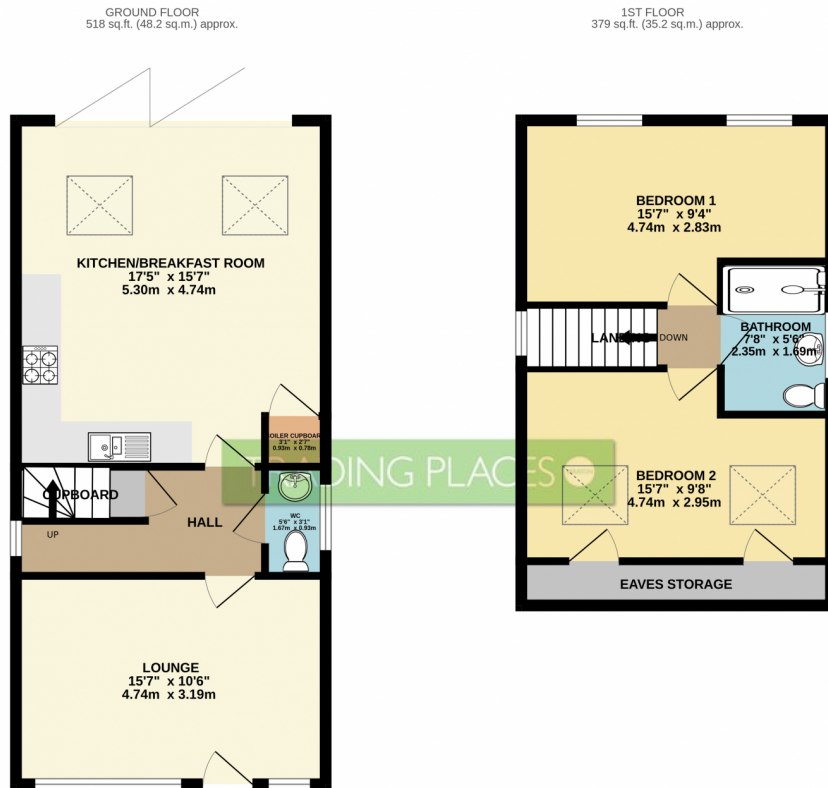
 2
Bedrooms

 1
Bathroom





NEW BUILD WITH A 10 YEAR NHBC AND ENERGY RATING B!!! TRADING PLACES ESTATE AGENTS are privileged to offer for sale this newly built two bedroom detached family residence situated in the popular area of Flixton ideal for First Time Buyers/Downsizer. Built to the the highest of standards & boasting a contemporary finish, whilst having been designed in keeping with other properties on the road. The spacious accommodation which spans two floors. In brief the ground floor comprises lounge, downstairs two piece WC, open plan family room, designer kitchen with quartz work surfaces and integrated oven, hob, dishwasher, washing machine, wine cooler, touch sensitive extractor fan & utility cupboard. There is the added benefit of bi-folding doors leading to the rear garden which enjoys a sunny aspect. The first floor is where you will find two bedrooms & a stunning bathroom suite with brass fittings. The second floor is home to the master bedroom with luxury three piece shower room. The property is fully double glazed. Externally to the front there is a driveway providing ample off road parking, whilst to the rear there is a generous lawned garden & patio. The attention to details throughout the build really must be seen to be appreciated.



TOTAL FLOOR AREA: 897 sq.ft. (83.4 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.
 Made with Metropix (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Trevor Road, Flixton, M41

