



 3

Bedrooms

 1

Bathroom

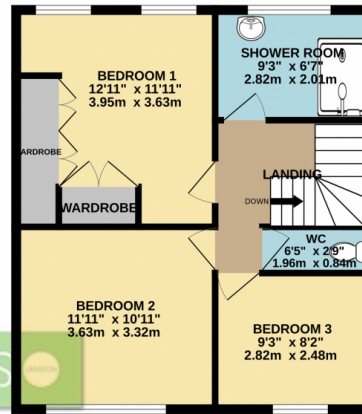
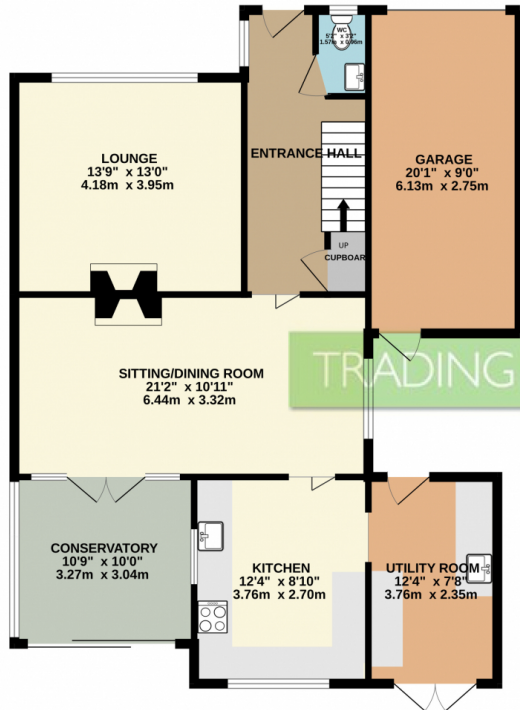




Trading Places Estate Agents are privileged to offer for sale this well presented EXTENDED THREE BEDROOM semi-detached property situated on the ever popular Ullswater Road in Flixton. Located within close proximity to Flixton Primary School, amenities and transport links, this property would ideally suit a growing family. The well-proportioned accommodation is arranged over two floors and upon entering the property there is a spacious entrance hallway, downstairs wc, a generously sized living room, a good sized dining room/family room extending across the full width of the property with double opening doors leading out in to a newly built conservatory alongside a fitted kitchen complete with a range of wall and base units integrated appliances including 'Quooker' hot tap, a separate utility room can also be found on the ground floor level. To the first floor, there are three well-proportioned bedrooms and a two piece bathroom and separate WC. Boarded loft with pull down ladder, skylight and electrics (Ideal for conversion into a fourth bedroom Subject to Planning). Externally, this property offers excellent off road parking facilities to the front in the form of a resin driveway. To the rear there is a paved patio area, pond, pathway and a shaped artificial lawned garden enclosed by timber fenced boundaries. A larger than average brick built garage can also be found approach from the front of the property with power and lighting and a remote up and over door. Solar panels are fitted to provide cheaper energy usage. An attractive family property which requires an internal inspection to be truly appreciated.

GROUND FLOOR
1026 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1531 sq.ft. (142.2 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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