



 4

Bedrooms

 2

Bathrooms

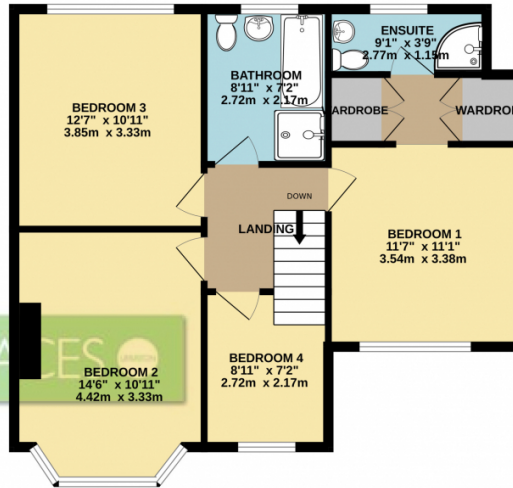
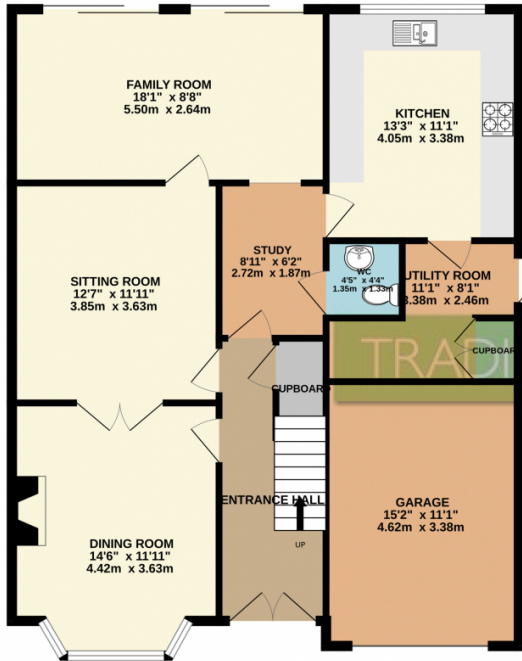




TRADING PLACES ESTATE AGENTS are delighted to offer to the sales market this fantastic 1715 SQFT FOUR BEDROOM/TWO BATHROOM significantly extended bay fronted semi-detached family residence. Situated at the head of a quiet residential cul-de-sac, this property is convenient for both Davyhulme Park Golf Club and Flixton Cricket Club in the catchment of St Monica's and Flixton Primary schools. Offering spacious accommodation, this property would be ideal for any growing family. The impressive tastefully upgraded family home comprises; a warm and welcoming entrance hallway, downstairs wc, a good sized bay fronted dining room with double doors opening into a sitting room, study, large breakfast kitchen, separate utility room and a large entertaining family room with log burner, double sliding patio doors out onto a raised decked area. To the first floor, a split level landing provides entry into four well-proportioned bedrooms, an en-suite shower room with walk-in-wardrobes and a four piece family bathroom. Externally, to the front of the property, a gravel driveway provides off road parking for multiple vehicles and leads up to a oversized single garage. To the rear, a spacious, mainly lawned garden with a raised decked area provides a suitable space for a table and chairs during those summer months. Timber fenced boundaries, covered seating areas, well stocked borders and a paved patio can also be found in the rear garden. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space situated in an enviable cul-de-sac location.

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.

1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1715 sq.ft. (159.3 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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