



 3  
Bedrooms

 1  
Bathroom



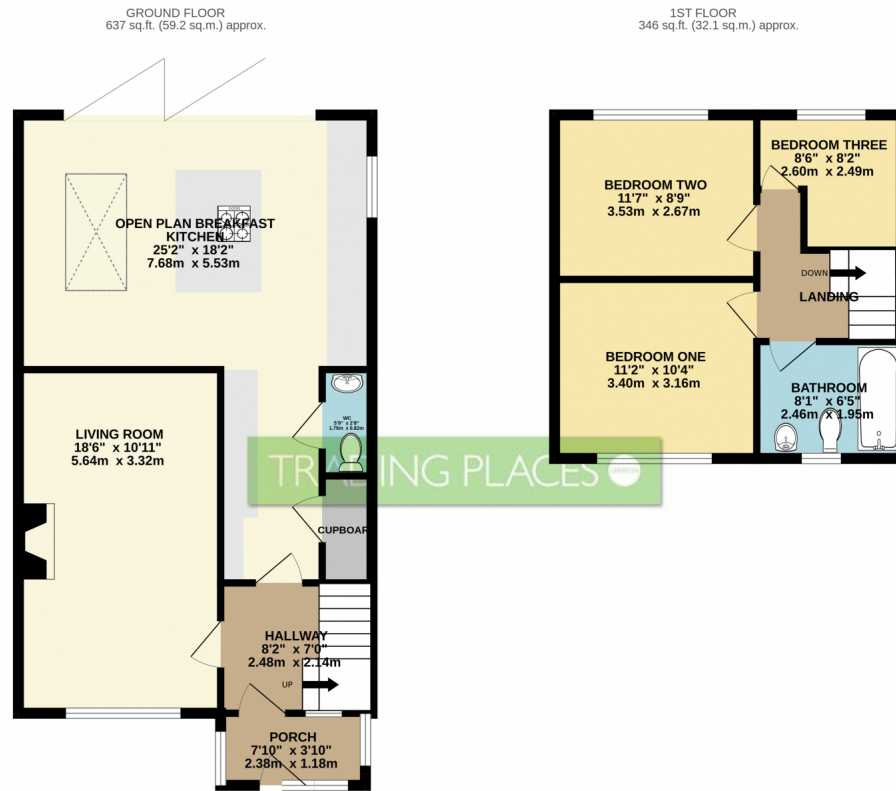






**\*\*STUNNING OPEN PLAN BREAKFAST KITCHEN WITH A LARGE SOUTH WEST FACING REAR GARDEN\*\*** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well presented, extended THREE BEDROOM property situated on a desirable residential Flixton road. This semi-detached family residence is nestled on a quiet road within close proximity to a range of local amenities, schools and Urmston town centre. In brief the well cared and significantly updated property comprises; entrance porch, a warm and welcoming entrance hallway, front lounge with fitted woodburner, downstairs WC, utility cupboard, and a stunning open plan extended sitting/dining/kitchen with piped underfloor heating, roof lantern and Bi-Folding doors leading out to the rear garden. The kitchen itself comes complete with a range of wall and base units with an impressive central breakfast island with wine cooler. To the first floor, a shaped landing area provides entry into three bedrooms and a three piece family bathroom. Externally, to the front of the property, a paved driveway provides off road parking for multiple vehicles. To the rear, a generously sized SOUTH WEST FACING artificial lawned garden can be found with a paved patio area suitable for a table and chairs during those summer months. The rear garden itself is enclosed by timber fencing assisting with privacy. Another benefit to note that extra steel has been put in place for further development upstairs to bedroom three if required. An internal inspection is strongly recommended as this property is sure to sell quickly.





TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Trevor Road, Flixton, M41

