



FOR SALE
TRADING PLACES
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 4
Bedrooms

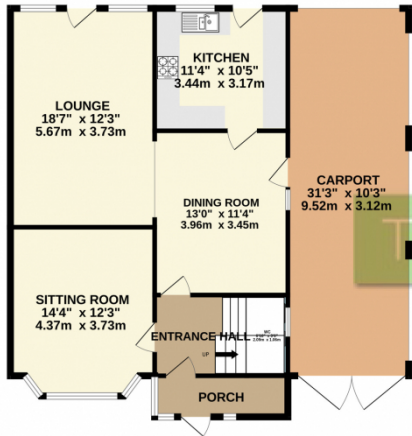
 2
Bathrooms



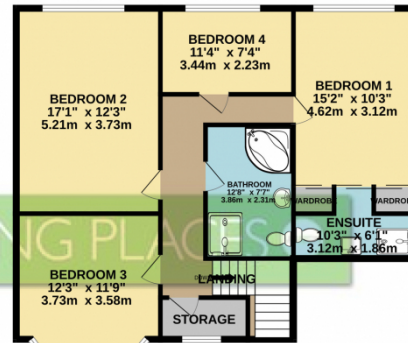


TRADING PLACES ESTATE AGENTS are delighted to offer to the sales market this fantastic 2000 SQFT FOUR BEDROOM/TWO BATHROOM significantly extended bay fronted semi-detached family residence. Situated close to excellent local shops and in the catchment of St Monica's and Flixton Primary schools. Offering spacious accommodation, this property would be ideal for any growing family. The impressive tastefully upgraded family home comprises; a warm and welcoming entrance porch, entrance hallway, downstairs wc, bay fronted sitting room, dining room opening to a great size rear lounge, fitted kitchen. To the first floor, a landing provides entry into four well-proportioned bedrooms, storage cupboard, en-suite shower room with fitted wardrobes in the master bedroom and a stunning four piece family bathroom. Externally, to the front of the property, a large flagged driveway provides off road parking for multiple vehicles and leads up to a double door carport (Ideal for conversion to extra ground floor accommodation subject to planning) 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. A large 8m detached brick built garage with the supply of power and lightning. A ideal large family home which needs to be viewed to appreciate the accommodation on offer.

GROUND FLOOR
1108 sq ft. (102.9 sq.m.) approx.



1ST FLOOR
894 sq ft. (83.0 sq.m.) approx.



OUTSIDE
308 sq ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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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