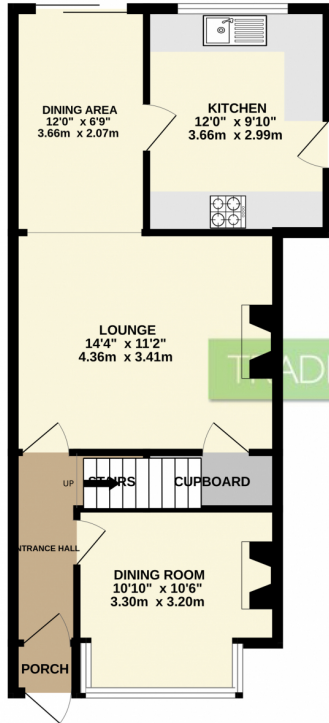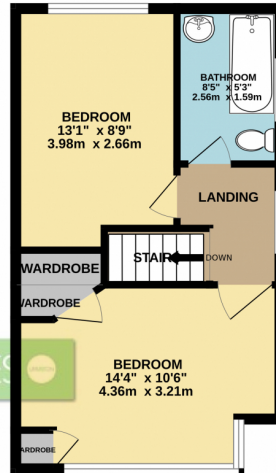**2** Bedrooms

1 Bathroom

TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented, EXTENDED TWO DOUBLE BEDROOM semi-detached property situated on a popular, yet quiet road just off Lostock Road. A LARGE REAR LAWNED GARDEN with the benefit off not being overlooked. The tastefully decorated accommodation comprises; entrance porch, entrance hallway, a bay fronted sitting room, a good sized living room which opens into an extended dining room alongside a modern kitchen complete with a range of wall and base unit. To the first floor there are two good sized double bedrooms and a three piece bathroom suite. This property also benefits from uPVC double glazing and gas central heating. To the front, a driveway provides off road parking whilst to the rear is a very spacious mostly lawned rear garden with paved patio area. Convenient location for the motorway network and the Trafford Centre.

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

DINING AREA
12'0" x 6'9"
3.66m x 2.07m

KITCHEN
12'0" x 9'10"
3.66m x 2.99m

LOUNGE
14'4" x 11'2"
4.36m x 3.41m

TRADING PLACES

STAIRS **CUPBOARD**

UP

ENTRANCE HALL

DINING ROOM
10'10" x 10'6"
3.30m x 3.20m

PORCH

BATHROOM
8'5" x 5'3"
2.56m x 1.59m

BEDROOM
13'1" x 8'9"
3.98m x 2.66m

LANDING

WARDROBE

WARDROBE

STAIRS DOWN

BEDROOM
14'4" x 10'6"
4.36m x 3.21m

WARDROBE

TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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