



 4
Bedrooms

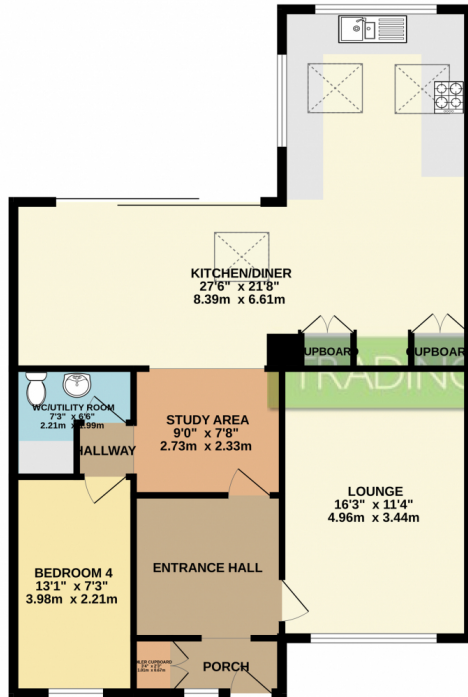
 1
Bathroom



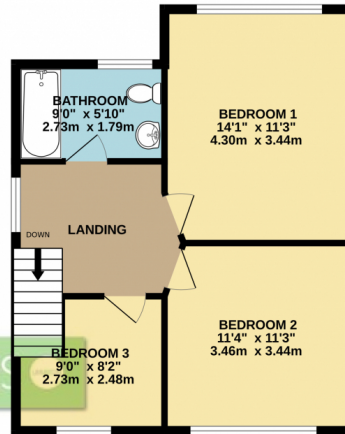


TRADING PLACES ESTATE AGENTS are delighted to offer for sale this STUNNING FOUR BEDROOM SEMI-DETACHED family home situated on a quiet cul-de-sac in Flixton. This beautiful extended home has been reconfigured and updated to exacting standards by our client with elegant touches throughout including a pitched kitchen ceiling, amazing open plan dining entertaining kitchen and a luxury three piece family bathroom. Ideally located for any growing family or professional couple looking to live on a quiet, residential road without sacrificing access to amenities and commuting routes. The ever popular Flixton Cricket Club is a mere minute walk away from the property. In brief, the attractive accommodation comprises; Entrance porch with boiler cupboard, a welcoming entrance hallway, lounge with a media wall, downstairs WC/utility room, bedroom four, study area and a stunning 'L' shaped kitchen dining room with patio doors leading out into the rear garden. To the first floor, a shaped landing provides entry into THREE BEDROOMS and a luxury three piece family bathroom. Access to the loft space is also present on the first floor landing. Externally, a driveway provides off road parking for several vehicles. To the rear of the property a sizeable SOUTH FACING garden with a large patio leads onto the a shaped lawn garden.

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1392 sq.ft. (129.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Falmouth Avenue, Flixton, M41

