



 4  
Bedrooms

 1  
Bathroom





TRADING PLACES ESTATE AGENTS are delighted to offer for sale this STUNNING FOUR BEDROOM DETACHED family home situated on one of Flixton's most desirable roads. This beautiful extended home has been reconfigured and updated to exacting standards by our client. 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 Davyhulme Golf Club is a mere minute walk away from the property. In brief, the attractive accommodation comprises; Entrance porch, a welcoming entrance hallway, a bay fronted dining room, downstairs wc, a sitting room with a feature 'Inglenook Fireplace' and double glazed patio doors leading out to the rear garden, morning room, fitted kitchen with a range of wall and base units and access to the storage garage can also be found on the ground floor level. To the first floor, a shaped landing provides entry into FOUR BEDROOMS and a luxury four piece family bathroom. Externally, a good size driveway provides off road parking for several vehicles and leads up to an attached storage garage with an up and over door. To the rear of the property a sizeable mature garden with a large 'Indian Stone' patio leads onto the a shaped lawn garden. A excellent sized plot with the potential to extend futher subject to planning. An internal inspection is strongly recommended.

GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1463 sq.ft. (135.9 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>62</b>
(39-54)	<b>E</b>	<b>41</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: Thirlmere Road, Flixton, M41

