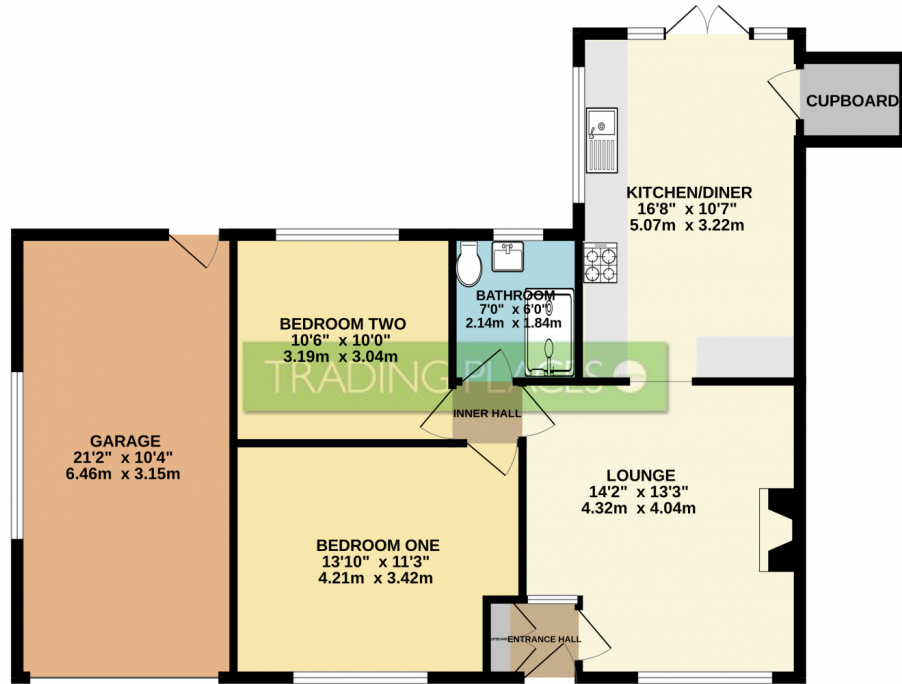**2** Bedrooms

1 Bathroom

TRADING PLACES ESTATE AGENTS are pleased to offer for sale a spacious TWO BEDROOM extended semi-detached bungalow located just off Church road on the ever popular Snowden Avenue in Flixton. This attractive property is conveniently situated with easy reach of Urmston town centre and it's excellent range of shops, general services, restaurants and is also positioned within walking distance of Chassen road train station and Abbotsfield park. Enjoying a lovely corner position, the accommodation briefly comprises; entrance hallway, a good sized living room, EXTENDED fitted breakfast kitchen, utility cupboard, two good sized bedrooms and a fitted bathroom. Externally, as mentioned, this attractive bungalow is positioned on a good sized plot with enclosed gardens to both the front, side and rear. To the front, a flagged driveway leading to a 21ft full length garage and lawn garden can be found with flower beds housing a variety of plants, shrubs and bushes. To the rear, there is a low maintenance garden, a paved patio area. The property is offered for sale with no onward chain and an internal inspection is essential to avoid disappointment.

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.

CUPBOARD

KITCHEN/DINER
16'8" x 10'7"
5.07m x 3.22m

BEDROOM TWO
10'6" x 10'0"
3.19m x 3.04m

BATHROOM
7'0" x 6'0"
2.14m x 1.84m

GARAGE
21'2" x 10'4"
6.46m x 3.15m

INNER HALL

LOUNGE
14'2" x 13'3"
4.32m x 4.04m

BEDROOM ONE
13'10" x 11'3"
4.21m x 3.42m

ENTRANCE HALL

TOTAL FLOOR AREA : 908 sq.ft. (84.4 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

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