



 **3**
Bedrooms

 **1**
Bathroom





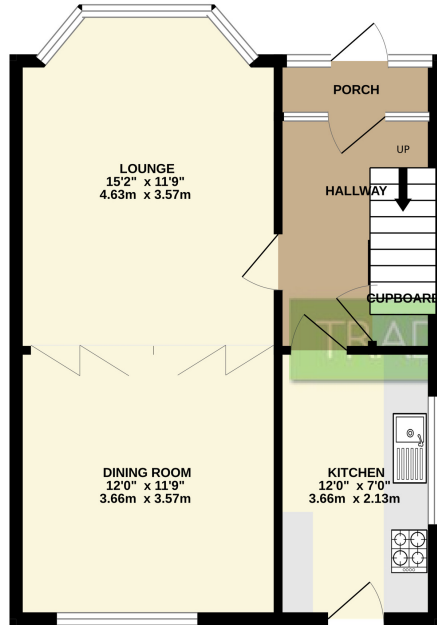
NO CHAIN! TRADING PLACES ESTATE AGENTS are pleased to offer for sale this three bedroom bay fronted semi detached family residence which is being sold with no vendor chain. Due to the nature of the plot there is potential for extensions subject to obtaining the required planning consent. In brief the accommodation comprises entrance vestibule, hallway, bay fronted lounge, dining room, kitchen, shaped landing, the three well proportioned bedrooms, two piece bathroom and separate WC. The property is warmed by gas central heating and UPVC double glazed. The property is in need of updating hence the realistic asking price. Externally there are gardens to the front and rear with the rear being a good size along with a driveway providing ample off road parking and a single garage. Ideally placed for the well regarded schools, transport links and amenities.

59 Chassen Road, Flixton, M41

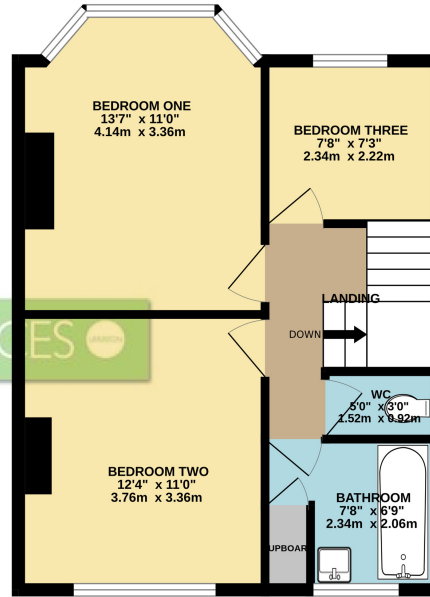
We are acting in the sale of the above property and have received an offer of £280,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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