



 3  
Bedrooms

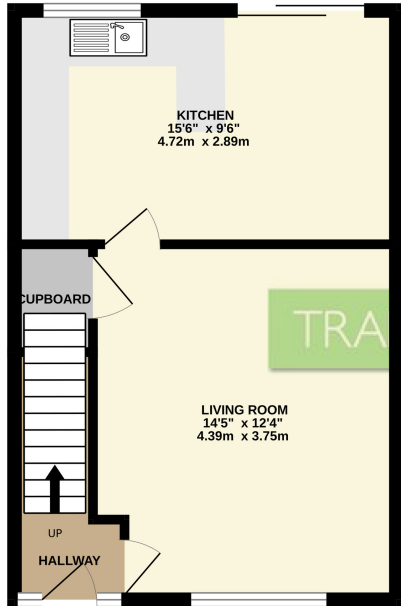
 1  
Bathroom



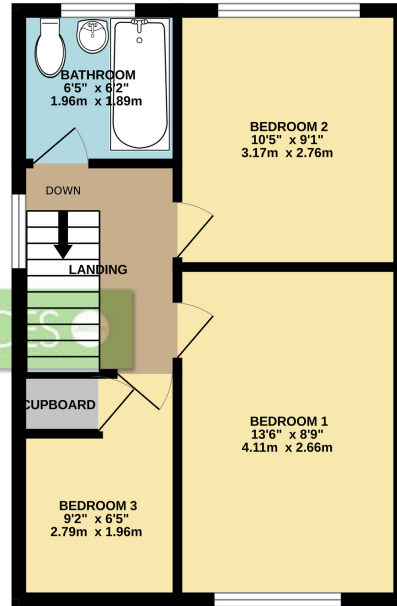


NO CHAIN! TRADING PLACES ESTATE AGENTS are privileged to offer for sale this well appointed three bedroom semi detached property now in NEED OF FULL MODERNISATION situated on the peaceful Laxfield Drive in Flixton. The property is being sold with no vendor chain making an early completion possible. In brief the accommodation comprises welcoming hallway, lounge, dining kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom. The property is warmed by gas central heating. Externally to the front there is a pleasant garden with a driveway providing ample off road parking. The rear, which is not directly overlooked benefits from a lawned garden which is well fenced for privacy.

GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TRADING PLACES



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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