

TRADING PLACES ●

Offers over £300,000
Lansdowne Road, Flixton, M41



 **3**
Bedrooms

 **1**
Bathroom

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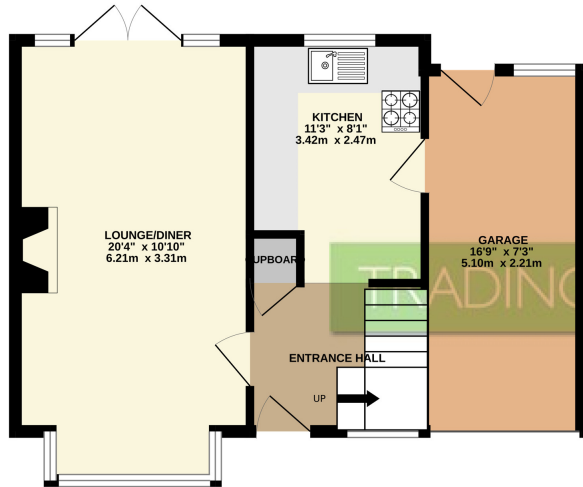
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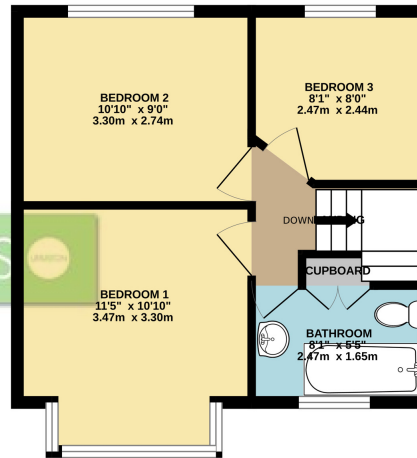


****NO CHAIN** TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this well presented three bedroom bay fronted semi detached family residence situated on a peaceful Flixton Road. In brief the accommodation comprises; a warm and welcoming entrance hallway, a bay fronted 18ft living / dining room with patio doors leading out into the rear garden alongside, a fitted kitchen complete with a range of wall and base units with contrasting worksurfaces. To the first floor, a shaped landing provides entry into three well proportioned bedrooms alongside a three piece family bathroom suite. Externally to the front of this family home, a driveway provides excellent off road parking whilst to the rear, a generously sized, mainly lawned garden can be found with a large patio area leading to an attached garage, suitable for a variety of uses with power and lighting. As mentioned, this property is positioned in a quiet location off Carrington Road, just minutes walk from Flixton train station and a short distance from Urmston town centre with its array of independent shops and cafes. Wellacre Country Park, Jack Lane Nature Reserve and Flixton playing fields with its recently developed walled garden can all be found within close proximity as well as the extremely popular Dutton's pond, with its angling club. Trafford schools are some of the best in the UK and this property is within the catchment area for several outstanding primary schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region.

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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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