

TRADING PLACES ●

Offers over £350,000
Falmouth Avenue, Flixton, M41



 **3**
Bedrooms

 **1**
Bathroom

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01617470022

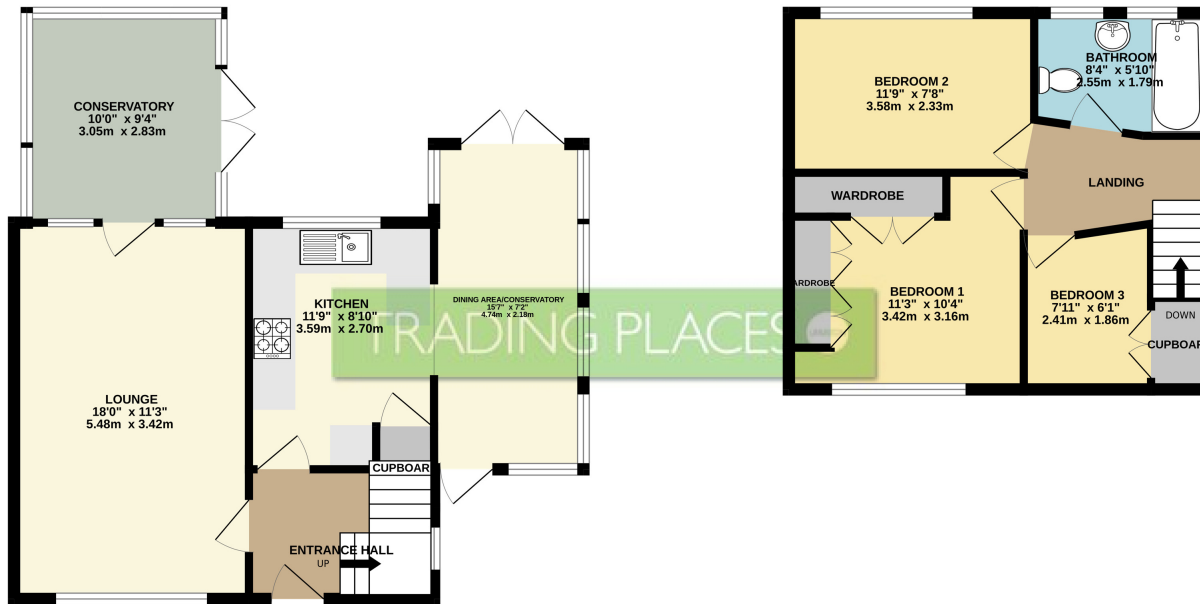




TRADING PLACES ESTATE AGENTS are pleased to offer to the sale market this beautifully presented THREE BEDROOM semi detached family residence situated on a quiet tree lined cul-de-sac. Tastefully updated by our clients, the spacious accommodation briefly comprises; a warm and welcoming entrance hallway, a generously sized living room leading out to a fully double glazed conservatory and a well proportioned dining area/family room open plan to the fitted kitchen. The kitchen itself is furnished with a comprehensive range of high gloss wall and base units with granite worksurfaces and underfloor heating. To the first floor, a landing provides entry into three well proportioned bedrooms and a luxury tiled three piece tiled bathroom with a shower over bath combination. Externally to the front of the property, a driveway provides off road parking for multiple vehicles. To the rear, there is a shaped lawned garden with a selection of plants and bushes alongside a further flagged seating area. Well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of the popular Flixton Primary School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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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