



 **3**  
Bedrooms

 **1**  
Bathroom









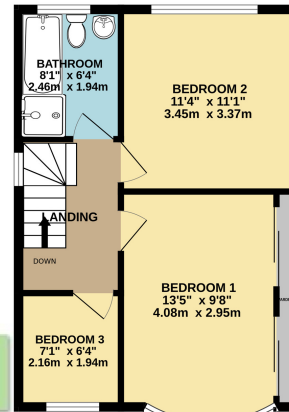


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this impressive EXTENDED THREE/FOUR BEDROOM detached family residence situated in a fantastic, quiet cul-de-sac location. This desirable home occupies a spacious plot with well-presented accommodation arranged over two floors. In brief the internal accommodation comprises; porch, a warm and welcoming entrance hallway, a generously sized bay fronted dining room, 17ft rear lounge with patio doors leading out to the rear garden via a timber decked patio area, utility room/wc, extended fitted breakfast kitchen and a further room which could be used as bedroom four/playroom or a study. To the first floor there are three well-proportioned bedrooms and a four piece bathroom. Externally a pressed paved driveway to the front of the property whilst to the rear and side, there are extremely secluded, landscaped gardens with timber fenced boundaries and a good sized paved patio area ideal for a table and chairs during those summer months. As mentioned, this property is located on a quiet cul-de-sac just off the ever popular tree lined Rothiemay Road in Flixton, within close proximity to schools, amenities and transport links including Flixton Train Station. Ideally suited for a growing family.

GROUND FLOOR  
795 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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