



3

Bedrooms



1

Bathroom





TRADING PLACES ESTATE AGENTS are delighted to offer for sale this superbly presented and tastefully decorated EXTENDED THREE BEDROOM semi-detached property situated on a peaceful Flixton road. Situated on a good sized plot, in brief the well-presented accommodation comprises; a warm and welcoming entrance hallway, a generously sized lounge with log burner and patio doors leading out to the rear garden. Dining room opening to a modern fitted kitchen can also be found on the ground floor level complete with a comprehensive range of wall and base units. A useful downstairs wc/utility room. To the first floor, a shaped landing provides entry into three well-proportioned bedrooms and a tiled three piece bathroom with an shower above the bath. Externally, as mentioned, this property occupies a pleasant, secluded position with open aspect views to both the front and rear. A paved driveway can be found to the front of the property providing ample off road parking facilities. The rear garden is a real delight, mainly laid to lawn with mature bushes, plants and trees enhanced by an elevated patio area. Just a stone's throw away from the beautiful Dutton's Pond and within walking distance to Flixton Train Station. An internal inspection is highly recommended.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Lansdowne Road, Flixton, M41

