

TRADING PLACES

Offers over £399,950
Holly House Drive, Flixton, M41



 **3**
Bedrooms

 **1**
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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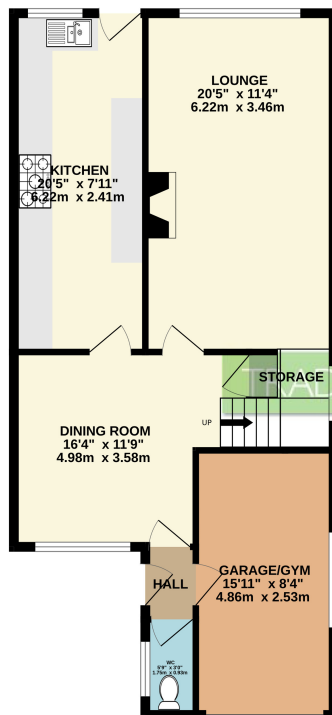
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TRADING PLACES ESTATE AGENTS are privileged to bring to the market this attractive EXTENDED THREE BEDROOM semi-detached property conveniently located in a quiet Flixton cul-de-sac within easy reach of a range of popular amenities including shops, local transport links and within the catchment area for several popular schools. In brief, the well-presented accommodation comprises; welcoming entrance porch, downstairs wc, utility room, sitting/dining room, a good sized open plan lounge and a fantastic fitted kitchen with integral appliances. To the first floor there are three good sized bedrooms and a three piece family shower room. Externally, without doubt one of the desirable features of this family home is the generous secluded garden plot which can be found to the front and rear. The garden itself is mainly laid to decorative stone gravel with a patio area ideal for a table and chairs during those summer months. To the front of the property, a driveway accommodates off road parking for several vehicles and leads up to an attached garage/gym. Additional features to note the property had a new roof in 2024 and boiler was fitted in 2022.

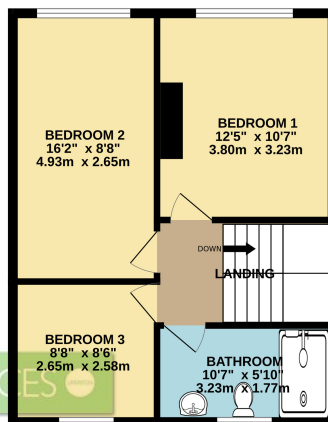
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GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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