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12 DIXON CLOSE, M33 3JU
£415,000

3 1 2







DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A QUIET CUL-DE-SAC POSITION AND BOASTING A DELIGHTFUL SOUTH FACING REAR GARDEN, TWO RECEPTION AREAS, DRIVEWAY PARKING AND A DETACHED GARAGE.

This attractive traditional home forms part of a highly desirable residential location within easy reach of excellent local schools, amenities and transport links. Offering well proportioned accommodation extending to approximately 868-SQFT, the property is perfectly suited to families seeking a peaceful yet convenient setting.

The accommodation begins with an enclosed entrance porch leading into a welcoming hallway. To the front is a comfortable lounge featuring an attractive bay window and opening directly into the dining room, creating a lovely flowing space for family living and entertaining. Completing the ground floor is a modern fitted kitchen with direct access to the rear garden. To the first floor are three bedrooms, including two generously proportioned doubles, alongside a contemporary shower room. Externally, a driveway provides off road parking and continues along the side of the property to a detached garage, which benefits from a recently replaced roof. The delightful south facing rear garden enjoys a high degree of privacy with a patio seating area, lawn and established planting.

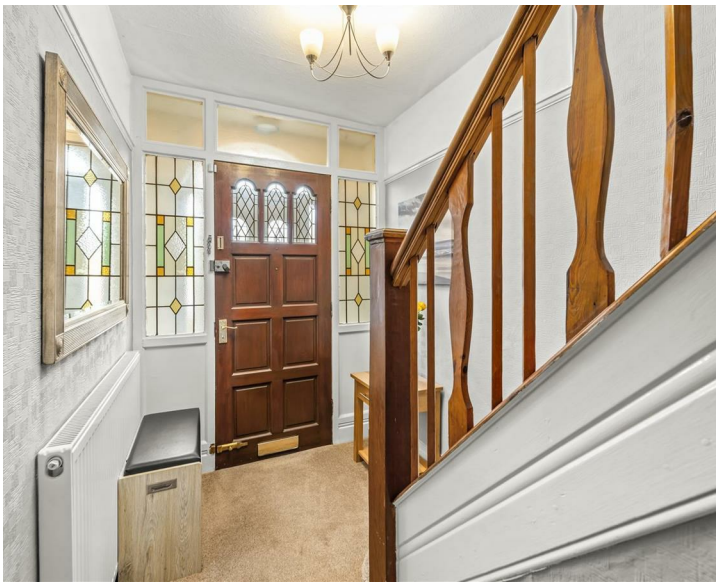
Further benefits include double glazing throughout and a recently installed Worcester combination boiler. Dixon Close is conveniently positioned for excellent local schools and nearby Moor Nook playing fields.

KEY FEATURES

- Traditional semi detached home
- Quiet cul-de-sac location
- Modern fitted kitchen
- Private south facing garden
- Recently installed Worcester boiler
- Three bedrooms
- Open plan lounge and dining
- Contemporary shower room
- Driveway and detached garage
- Double glazing throughout

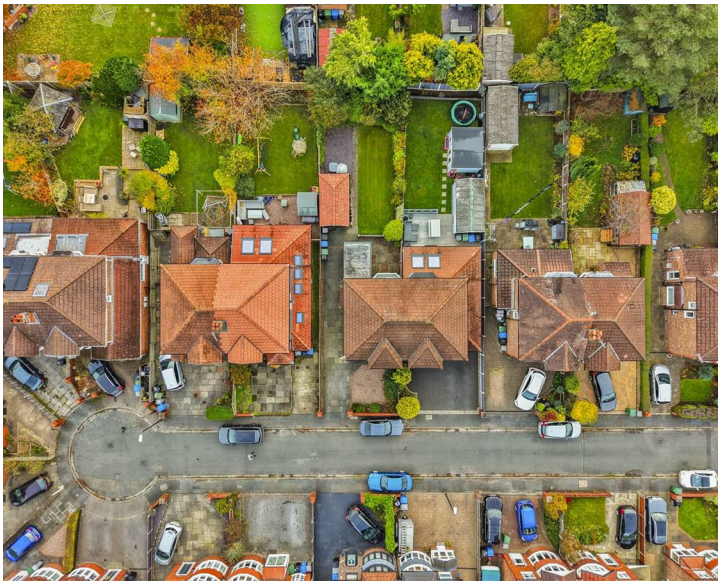










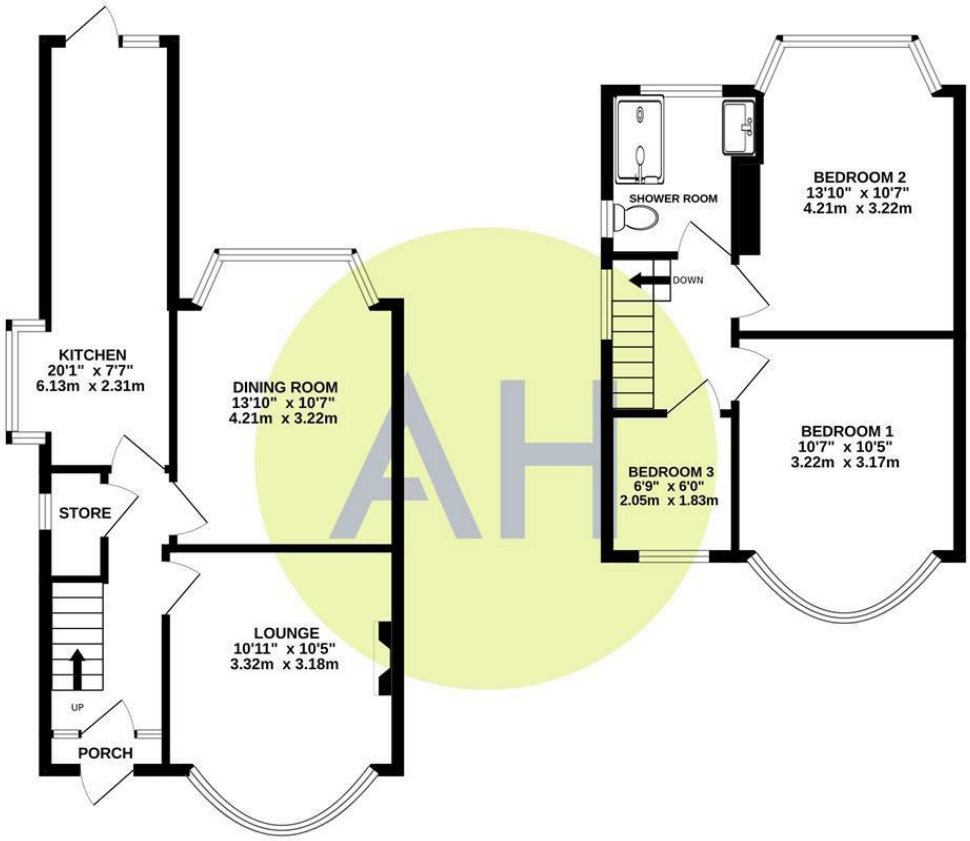




FLOOR PLANS

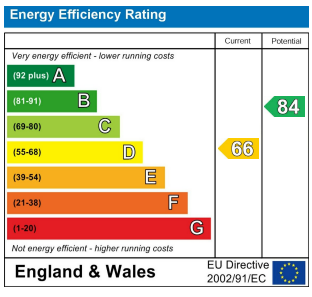
GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

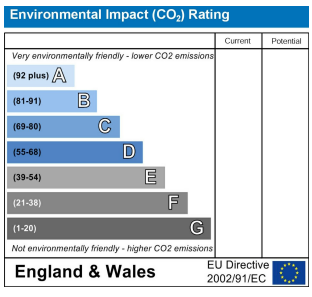
1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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DPS