

TRADING PLACES

£650,000

Belgrave Avenue, Flixton, M41



5

Bedrooms

2

Bathrooms

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01617470022

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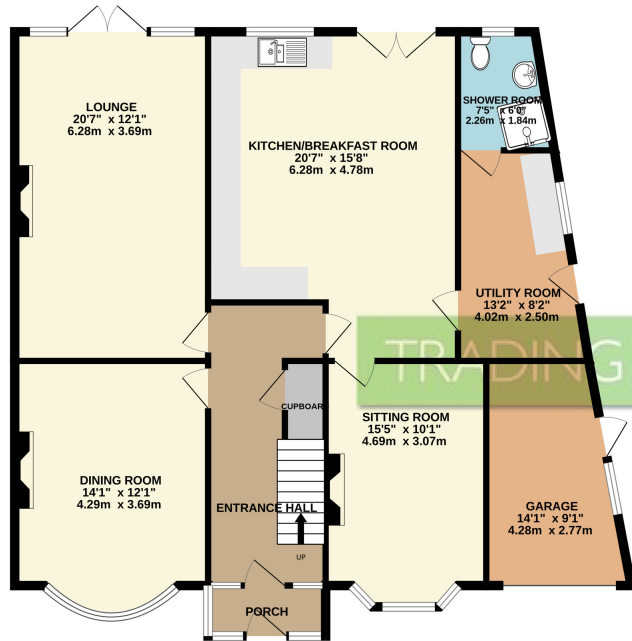


**** A VASTLY EXTENDED EXECUTIVE FAMILY RESIDENCE ON A SOUGHT AFTER TREE LINED CUL DE SAC **** Trading Places Estate Agents are privileged to bring to the market this substantially **EXTENDED FIVE BEDROOM DETACHED FAMILY** home set on a good size plot and located on a peaceful residential cul de sac in Flixton which now is in need of some cosmetic attention. Conveniently situated for schools, amenities and transport links and in brief the generously proportioned accommodation comprises; porch, entrance hallway, bay fronted dining room, bay fronted sitting room, extended lounge, a magnificent dining kitchen, utility room and a downstairs WC. To the first floor a split level landing provides entry into **FIVE** good sized bedrooms and a four piece family bathroom. Externally the property offers ample driveway parking to the front leading to a single garage whilst to the rear there is a extremely private garden laid primarily to lawn with a paved patio seating area. This impressive property would ideal suit a growing family. An internal inspection is essential to appreciate the space and location.

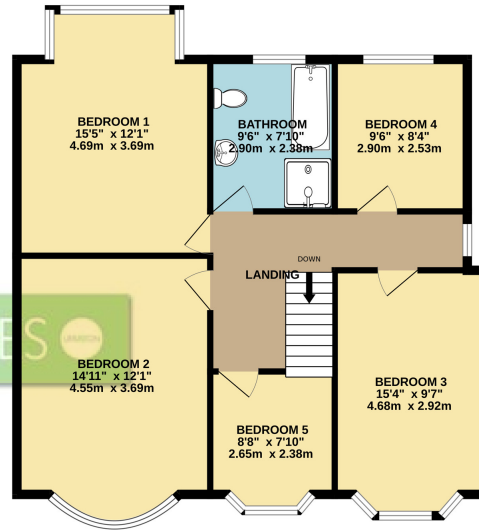
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GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 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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