

TRADING PLACES

£285,000

Edenhal Drive, Flixton, M41



 2
Bedrooms

 1
Bathroom

TRADING PLACES

£285,000
Edenhal Drive, Flixton, M41



TRADING PLACES

£285,000
Edenhal Drive, Flixton, M41

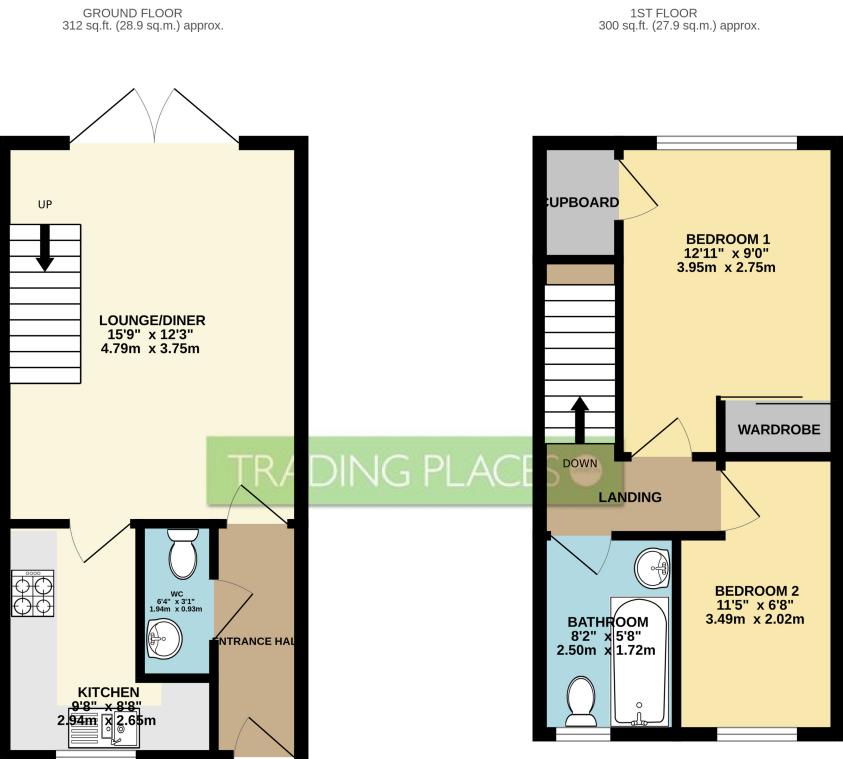


TRADING PLACES ESTATE AGENTS are proud to offer for sale this well presented modern two bedroom semi detached property situated on a small quiet Flixton cul de sac. If you are looking for your first home, an investment or you are downsizing this really could be for you. In brief the accommodation comprises hallway, downstairs WC, spacious lounge, modern fitted kitchen, shaped landing, the two well proportioned bedrooms & a three piece bathroom suite. To the front of the property there is an ornate slate chipped garden along with a generous driveway providing ample off road parking. To the rear there is a generous paved patio with mainly lawned garden beyond that is well fenced for privacy. The rear benefits from not being overlooked & enjoys a sunny aspect. Perfectly placed for local amenities, transport links & the popular schools.

TRADING PLACES

£285,000

Edenhal Drive, Flixton, M41



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained, measurements of doors, windows, rooms and 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 current efficiency can be given.
Made with [Measures 2022](#).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	97
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Edenhal Drive, Flixton, M41

