

TRADING PLACES

Offers over £425,000
Braemar Avenue, Flixton, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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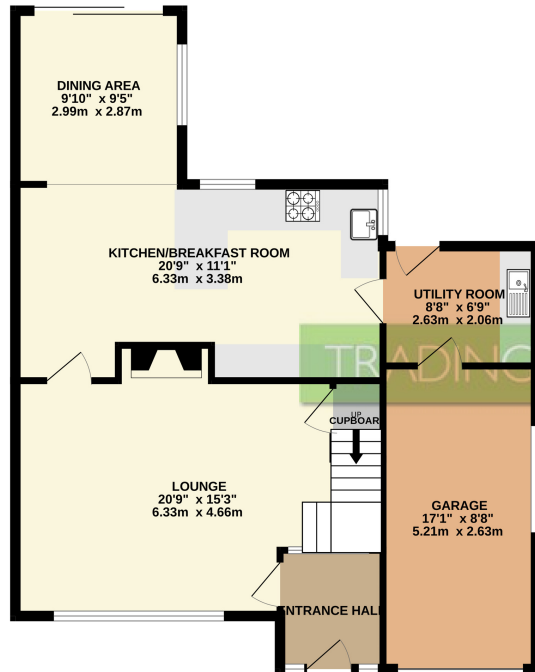
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****PERFECT FAMILY HOME**** - TRADING PLACES ESTATE AGENTS are delighted to present this exceptional THREE BEDROOM extended semi-detached family home, perfectly positioned on the sought after Braemar Avenue in Flixton. Beautifully designed for modern living, this impressive residence combining stylish interiors, generous living space and a high quality finish throughout, creating the ideal home for growing families and those who love to entertain. Ideally suited to family living, this impressive home is within easy reach of a range of highly regarded schools, local amenities and excellent transport links. In brief, the spacious extended accommodation comprises a welcoming entrance hallway leading into a living room with log burner alongside a superb extended L shaped kitchen dining room, thoughtfully designed to form the true heart of this home. Flooded with natural light and finished with contemporary touches, it offers the perfect setting for everyday family life as well as social gatherings. A conveniently placed utility room leading to an integral single garage completes the ground floor accommodation. Stairs rise to the first floor level where this property continues to impress with three double bedrooms and a sleek, modern three-piece bathroom, all presented to an exceptional standard. Externally, this property is set back from the road, approached via a generous paved driveway providing ample off road parking, leading up to an integral garage. To the rear, the beautifully maintained garden offers a fantastic outdoor retreat, featuring a stylish 'Indian Stone' patio area and a lawned garden beyond, ideal for relaxing, entertaining or enjoying sunny afternoons with the family. Offering an outstanding blend of space, style and location, this is a home ready to move straight into and enjoy from day one. Early viewing is highly recommended..

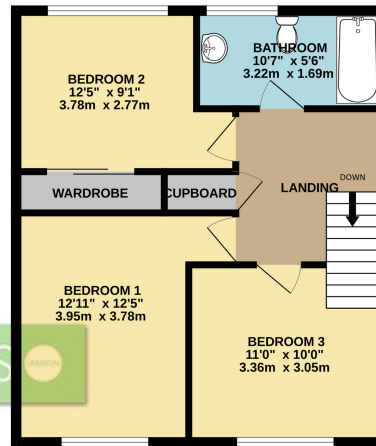
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GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.7 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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