

TRADING PLACES

Offers in excess of £899,950
'Roslyn' Brooklyn Avenue, Flixton, M41



 5
Bedrooms

 2
Bathrooms

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TRADING PLACES ESTATE AGENTS are pleased to handle this exquisite, 3000 SQFT detached family residence offering a unique opportunity to acquire one of the most iconic properties to come to the Urmston property market in recent years. Built in 1894, this opulent FIVE DOUBLE BEDROOM prestigious detached residence offers a simply exquisite, highly appointed interior, full of character and charm. Positioned within substantial grounds with a electric gated driveway and garage, the gas centrally heated and double glazed accommodation comprises; an entrance vestibule, a warm and welcoming grand reception hallway, a large formal lounge, an elegantly appointed bay fronted dining room, a sitting room, a bespoke luxury breakfast kitchen fitted with an extensive range of wall and base units with granite worksurfaces. Downstairs wc and utility room. The equally impressive first floor accommodation comprises; a shaped landing with entry to a stunning master bedroom and an en-suite shower room. A further four bedrooms, four piece family bathroom, separate wc and a study can be found to the first floor, all of exceptionally generous proportions. Lower ground floor cellar chambers which are access from external steps. Externally this property is accessed via a gated driveway via Irlam Road and leads up to an detached garage. Mature gardens surround the property, mainly laid to lawn with a selection of shrubs, plant and trees all enhancing the secluded feel of this desirable plot. Positioned within close proximity to the highly regarded Urmston Grammar School. Trafford schools are some of the best in the UK and this property is within the catchment area for several outstanding primary schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region.

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TOTAL FLOOR AREA : 2834 sq.ft. (263.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Brooklyn Avenue, Flixton, M41

