



 3

Bedrooms

 1

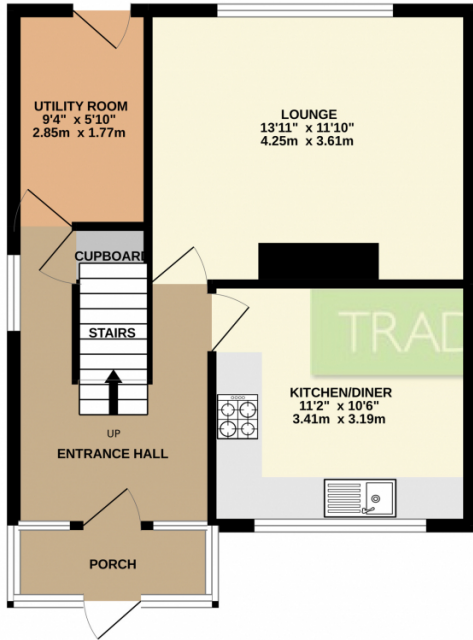
Bathroom



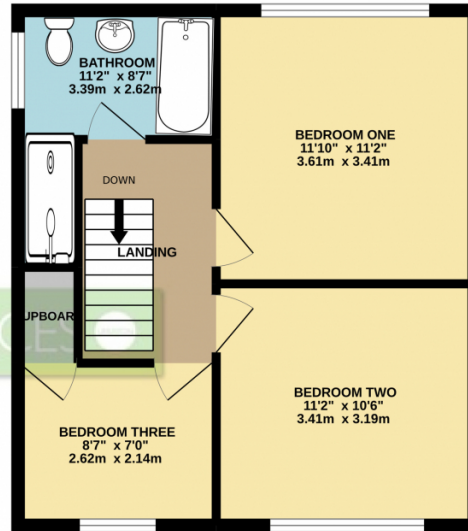


**\*\*\* OVERLOOKING OPEN FIELDS TO THE FRONT\*\*\* TRADING PLACES ESTATE AGENTS are delighted to offer for sale this tastefully presented, THREE BEDROOM semi detached family home located on a quiet Flixton road. The spacious accommodation and recently been updated by our clients and comprises; entrance hallway, living room and a modern fitted dining kitchen. To the first floor there are THREE well proportioned bedrooms and a modern four piece bathroom suite with a large double walk in shower. The property is warmed by gas central heated and is fully uPVC double glazed. Externally to the front of the property there is a driveway which provides off road parking for several vehicles and leads up to a detached garage. To the rear, a mainly lawned secluded garden can be found. This property would make a perfect family home, Ideal for local schools and amenities at Woodsend Circle. An internal inspection is essential and early viewings are required to avoid disappointment.**

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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