

TRADING PLACES ●

Offers over £399,950
Whitegate Park, Flixton, M41



5

Bedrooms



2

Bathrooms

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01617470022



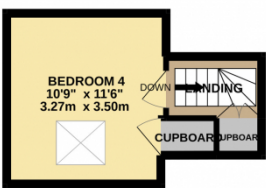
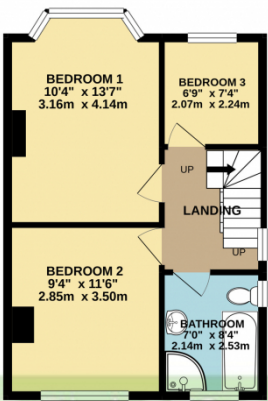
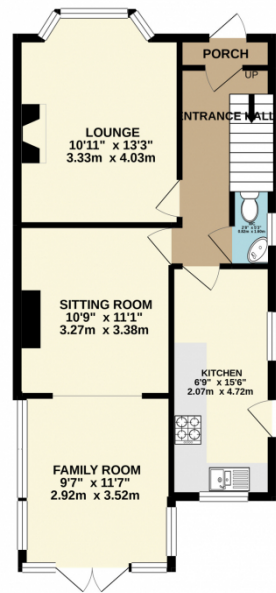


A tastefully extended FOUR/FIVE BEDROOM semi detached property occupying a popular residential position within a sought after area of Flixton. This property benefits from driveway parking and has been tastefully updated throughout with the benefit of uPVC double glazing and gas central heating. The accommodation comprises; entrance porch, entrance hall, downstairs wc, lounge with feature fireplace and open fire, sitting room which opens into a family room/dining area with double doors opening into the rear garden and a modern fitted kitchen with integrated appliances. To the first floor there are three bedrooms and a family four piece bathroom. Stairs to the second floor finds a loft conversion providing the fourth bedroom with velux skylight. Externally the property offers private driveway parking and a low maintenance garden to the rear. A useful separate outbuilding provides a fifth bedroom/Home office with its own shower room (ideal for a growing teenager). This property can only be appreciated by an internal viewing which is highly recommended. NO ONWARD CHAIN !!!

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

2ND FLOOR
165 sq.ft. (15.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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