



**Guide price £795,000**

**TENURE : LEASEHOLD**

**Kingsnorth Road, Flixton, M41**

**Bedrooms : 5**

**Bathrooms : 2**

**Reception Rooms : 4**

**Ground rent £5 PA**

**Gas central heated**

**Trading Places Estate Agents**  
42 Flixton Road , Urmston, Manchester, M41 5AB  
mark@tradingplacesurmston.co.uk | 01617470022  
Website: <https://www.tradingplaces.co.uk/>

**TRADING PLACES**

TRADING PLACES ESTATE AGENTS are pleased to offer for sale this simply incredible, comprehensively refurbished and extended 2125 SQFT FOUR/FIVE BEDROOM detached family home located on a highly desirable tree lined Flixton road. This delightful property would be ideal for any growing family providing bespoke accommodation offering spacious and flexible living accommodation finished in a contemporary style. In brief, this enviable property comprises; a warm and welcoming entrance porch with tiled flooring, entrance hall, a well-proportioned bay fronted dining room, rear lounge with patio doors leading out to the rear garden, a family room opening out to a stunning 21ft open living/dining area with comprehensive range of wall and base units and underfloor heating. A useful utility room can be accessed via the kitchen. Playroom/study, gym/bedroom five alongside a downstairs shower room. To the first floor, a good size shaped landing provides entry into four bedrooms, two having wall to wall and floor to ceiling, fully fitted wardrobes and the centrepiece of the property must be the 18ft tiled four piece bathroom with large oversized bath, twin vanity sinks, walk through shower cubicle with wet floor. Externally, to the front of the property, a resin driveway provides off road parking for multiple vehicles. To the rear, enclosed garden can be found with a large tiled patio ideal for a table and chairs and leads onto a lawned garden with timber fenced boundaries. Further benefits of this desirable property include a double glazed large garden/summer house with bi-folding doors on both sides that open the room out into the garden with its own lighting, tv and internet supply with a separate workshop/bike store. This property is conveniently situated within easy reach of Davyhulme Golf Course, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network

### **Making offers on Trading Places Houses**

**Your offer needs to be in writing to the below email with your position and any necessary supporting documents.**

Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.

0161 747 0022 email [Urmston@tradingplaces.co.uk](mailto:Urmston@tradingplaces.co.uk) with all offers

All offers need to be accompanied with proof of funds

1. ID showing full names of all parties purchasing (including middle names so we can ensure the ID checks are completed)
2. Please confirm your current situation again (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
3. Timescales (if you are bound by a date you need to complete a sale by)
4. Proof of deposit (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash
6. Solicitors details (most won't have yet but if you have instructed one, please supply the details)

Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.

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