

# TRADING PLACES ●

Offers over £350,000  
Moorside Road, Urmston, M41



 2  
Bedrooms

 1  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022





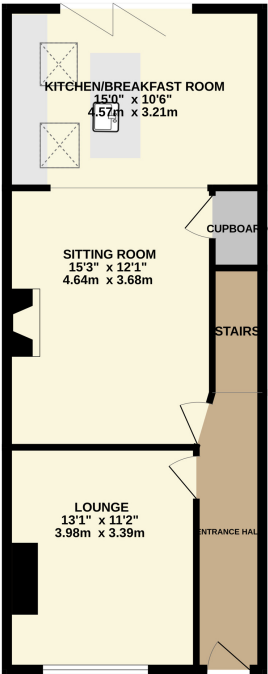




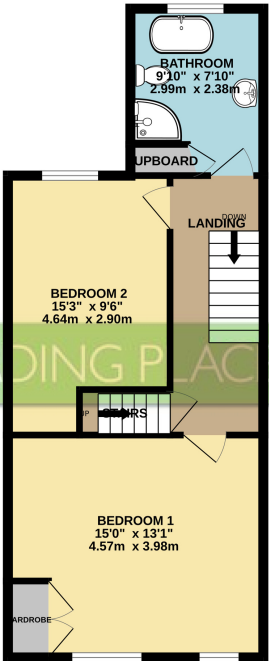
**\*\*OFF ROAD PARKING TO THE REAR\*\*** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this charming and deceptively spacious period home located on the ever popular Moorside Road. Situated in an excellent location, convenient for a range of amenities such as Urmston town centre and Trafford General Hospital. In further detail this attractive period mid terrace property briefly comprises; a welcoming entrance hallway, a spacious living room with a feature exposed brick chimney breast, a well proportioned sitting room with a log burning fire opening to an impressive extended breakfast kitchen with a range of modern wall and base units, Quartz work surfaces, integrated appliances and bi-folding doors out to the courtyard garden. Karndean flooring is used in hallway, sitting room and breakfast kitchen area. To the first floor there are two double bedrooms, the master bedroom spans the entire width of the property whilst the second bedroom is still an impressive 14ft x 9ft and overlooks the rear garden. A contemporary four piece bathroom including a back to wall bath and a separate shower cubicle can also be found on the first floor level. A fixed staircase rises up to a converted loft room which can be easily used as a guest bedroom if required. Externally to the front of the property a fenced garden area with Indian Stone and to the rear of the property, an enclosed Indian stone paved and gated courtyard can be found which leads onto a double driveway. An internal inspection is highly recommended as we feel this property will be exceptionally popular.



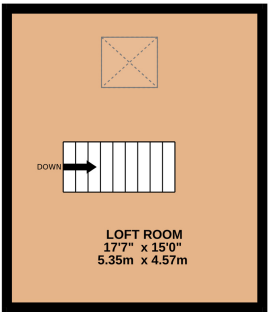
GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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