

# TRADING PLACES ●

Offers in excess of £725,000  
Queens Road, Urmston, M41



 5  
Bedrooms

 2  
Bathrooms

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

01617470022





OVERLOOKING URMSTON MEADOWS !!!! TRADING PLACES ESTATE AGENTS are privileged to offer for sale this superbly presented FIVE BEDROOM/TWO BATHROOM extended period semi-detached family residence situated on one of the area's most prestigious roads. If you are looking for a high quality finish, space in abundance & a convenient location be sure to book your viewing early. The accommodation to the ground floor comprises spacious welcoming hallway, bay fronted lounge, rear sitting room/dining with wood burner stove and patio doors leading out to the rear garden, modern dining kitchen & a utility room. To the first floor there are three of the five bedrooms & stylish four piece family bathroom suite. To the second floor there is there is a contemporary three piece shower room & the two further double bedrooms. The property has period features throughout whilst still boasting all the modern luxuries. Warmed by gas central heating & fully uPVC double glazed. Externally to the front there is a driveway providing ample off road parking. The rear garden, which benefits from a southerly aspect, has a paved patio, shaped pathway with lawned area & mature beds. There is the added feature of a detached home office/gym at the end of the garden. This could be used in a variety of ways. Ideally placed for the ever growing amenities of the area & the well regarded schools.



TOTAL FLOOR AREA : 2090 sq.ft. (194.2 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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