

TRADING PLACES ●

Asking Price £500,000
Balmoral Avenue, Urmston, M41



 4
Bedrooms

 2
Bathrooms

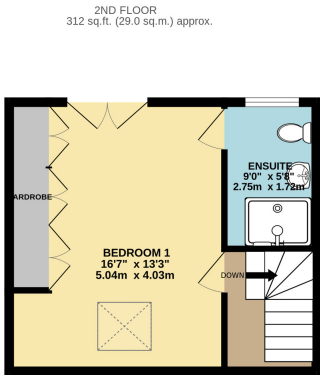
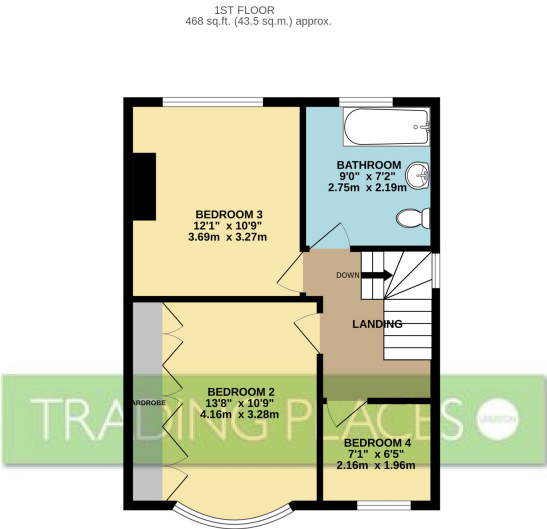
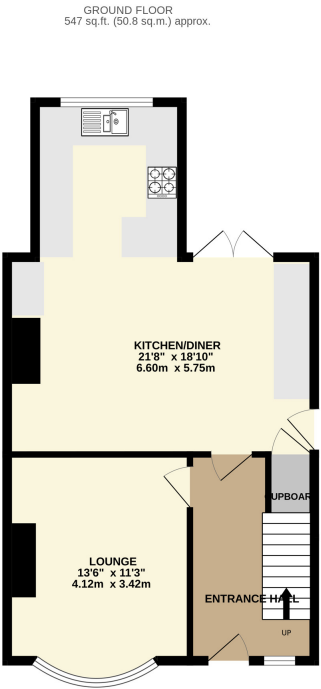
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****STUNNING VIEWS OVER CHASSEN PARK**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this exceptionally well presented, significantly extended FOUR BEDROOM semi detached property situated on a quiet cul-de-sac within walking distance of Urmston town centre. Ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Arranged over three floors, the tastefully updated accommodation briefly comprises; a warm and welcoming entrance hallway, an attractive bay fronted lounge and a magnificent open plan kitchen/sitting/dining room with patio doors overlooking the rear garden. The kitchen itself comes complete with a comprehensive range of contrasting wall and base units with alongside a host of integrated appliances. The kitchen itself opens into a sitting/dining area with ample space for a table and chairs. To the first floor, a spacious landing provides entry into three generously sized bedrooms and a luxury three piece tiled bathroom. Stairs rise up to the second floor level where a professionally converted loft space and an en-suite shower room can be found. The converted loft space features amazing open plan views over Chassen Park. Externally, to the rear of the property, a good size landscaped rear garden can be found with a paved patio. To the front, off road parking can be found suitable for multiple vehicles. Much care and attention has been spent by our clients to present this property which now offers a unique, light and contemporary space situated in an enviable quiet location.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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