

TRADING PLACES ●

Offers over £750,000
Railway Road, Urmston, M41



 4
Bedrooms

 3
Bathrooms

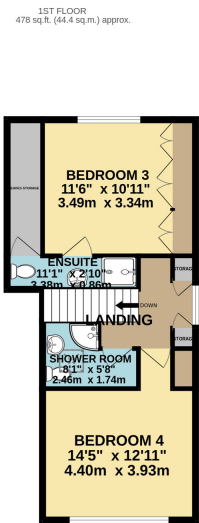
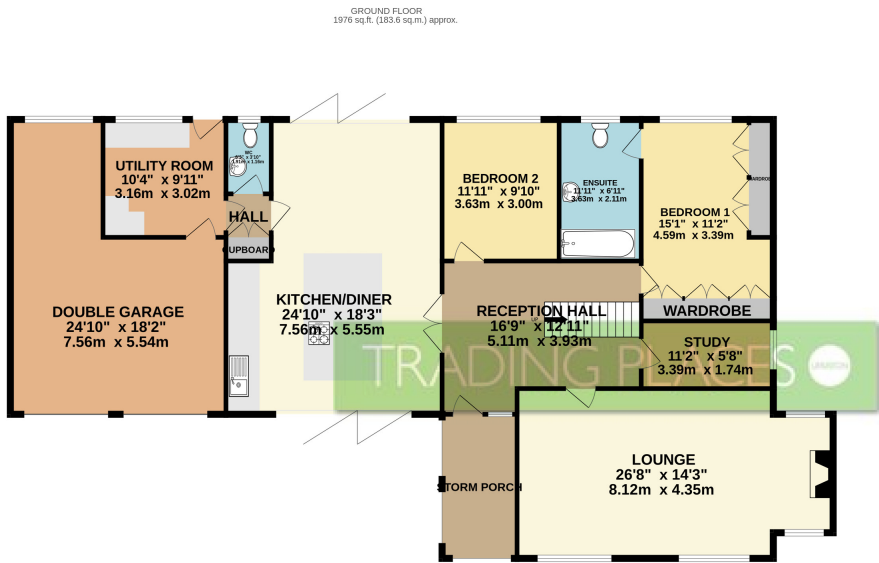
42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022





****A UNIQUE DETACHED FAMILY RESIDENCE POSITIONED AT THE HEAD OF A PRIVATE DRIVEWAY SITTING IN A 0.35 OF AN ACRE PLOT**** TRADING PLACES**
ESTATE AGENTS are pleased to offer for sale this 2500SQFT FOUR DOUBLE BEDROOM/THREE BATHROOM detached family dormer bungalow situated within a large 0.35 acre gated plot. This individual family home provides well maintained accommodation with gardens surrounding the property benefiting from being a short walk to Urmston Town Centre.. Built circa 1978, this prestigious property is exclusive in design with an impressive reception hallway, a generously sized lounge with log burner, a well-proportioned 25FT bespoke breakfast kitchen which forms the heart of this home and provides entry into the front and rear gardens via bi-folding doors, downstairs wc, utility room with access into the double garage, study, main bedroom with fitted wardrobes, en-suite bathroom and a further double bedroom. Stairs rise up to an first floor galleried landing where two further bedrooms can be found one having a en- suite shower and another separate shower room. Externally, to the rear of this desirable home is a generously sized, mainly lawned garden and a large patio area. A substantial gated driveway provides parking for numerous vehicles and leads up to an integral double garage. Further benefits of this desirable home include external security lighting, an alarm system, CCTV and uPVC double glazing. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants.



TOTAL FLOOR AREA : 2454 sq.ft. (228.0 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		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Railway Road, Urmston, M41

