

TRADING PLACES ●

Offers over £350,000
Delamere Road, Flixton, M41



3

Bedrooms



1

Bathroom

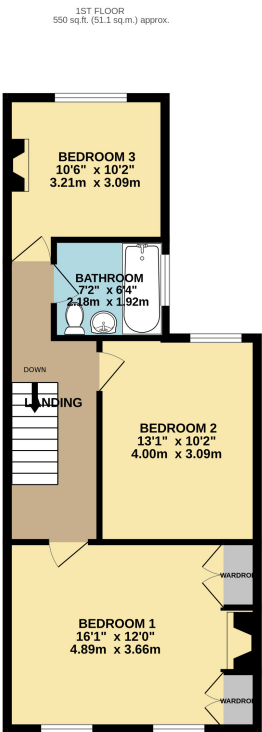
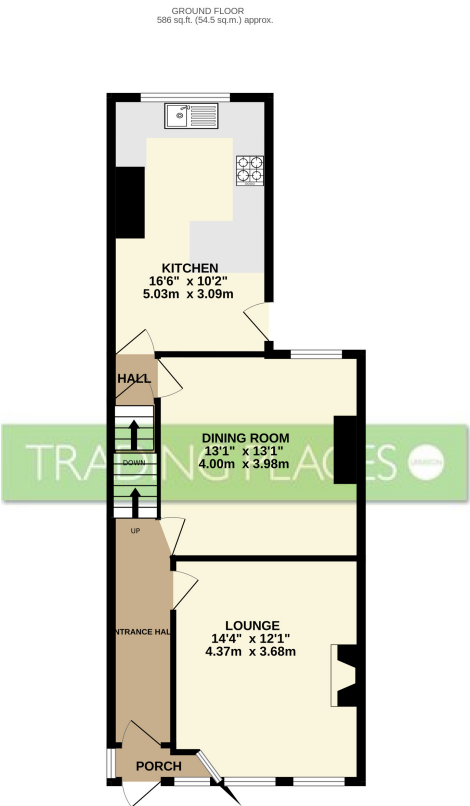
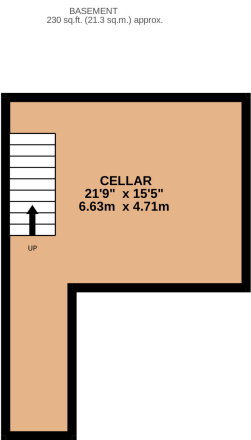
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****A CONVENIENTLY LOCATED, SPACIOUS THREE DOUBLE BEDROOM MID TERRACE PROPERTY**** - Trading Places Estate Agents are delighted to be able to offer for sale a generously proportioned, well presented **THREE DOUBLE BEDROOM** mid terrace property located on the desirable Delamere Road in Flixton. The accommodation would be ideal for any growing family and in brief comprises; a welcoming entrance hallway, a spacious bay fronted living room and a well proportioned dining room which leads into a fitted kitchen complete with a host of wall and base units with contrasting worksurfaces. Stairs lead down from the kitchen into a dry storage cellar with power and lighting. To the first floor, a shaped landing provides entry into three genuine double bedrooms alongside a recently updated three piece tiled bathroom. Gas central heating and fully double glazed. Externally this property benefits from an enclosed west facing paved garden to the rear with a hardstanding area suitable for a table and chairs during those summer months. Situated within close proximity to Flixton Primary school, Flixton Park as well nearby train stations and a range of local amenities. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Delamere Road, Flixton, M41

