

# TRADING PLACES ●

Offers in excess of £375,000  
Flixton Road, Urmston, M41



 2  
Bedrooms

 2  
Bathrooms

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

01617470022



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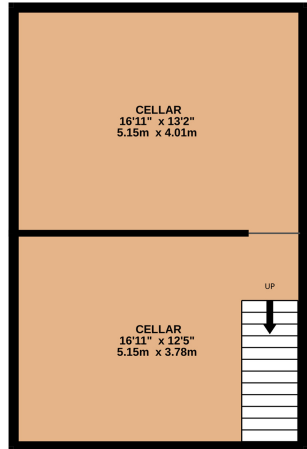




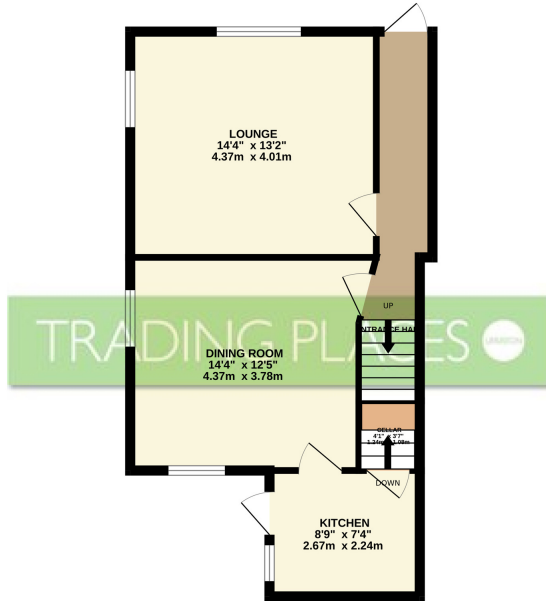
**\*\*OVERLOOKING FLIXTON PARK\*\*FULLY REFURBISHED\*\***

TRADING PLACES ESTATE AGENTS are privileged to offer for sale this fully refurbished two-bedroom semi-detached residence situated in the popular area of Flixton ideal for First Time Buyers/Downsizer. Finished to the highest of standards & boasting a contemporary finish throughout. The spacious accommodation which spans three floors, in brief the ground floor comprises lounge, dining room, designer kitchen with integrated oven & hob. From the kitchen you have access to the sunny rear garden. The first floor is where you will find a large master bedroom with ensuite, a second double bedroom and a stunning bathroom suite. The basements are usable spaces, ideal for conversion or to be utilized as an office/utility room. The property is fully double glazed, has recently had a full rewire, a new heating system installed with a combination boiler and an alarm system has been installed. Externally to the rear there is a garden with off road parking. The attention to details throughout the build really must be seen to be appreciated.

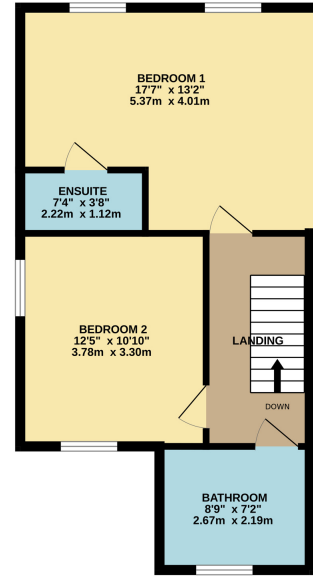
**BASEMENT**  
431 sq.ft. (40.1 sq.m.) approx.



**GROUND FLOOR**  
505 sq.ft. (47.0 sq.m.) approx.



**FIRST FLOOR**  
504 sq.ft. (46.8 sq.m.) approx.



**TOTAL FLOOR AREA:** 1441 sq.ft. (133.9 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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