

# TRADING PLACES ●

Offers in the region of £575,000  
Carrsvalle Avenue, Urmston, M41



5

Bedrooms



1

Bathroom

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

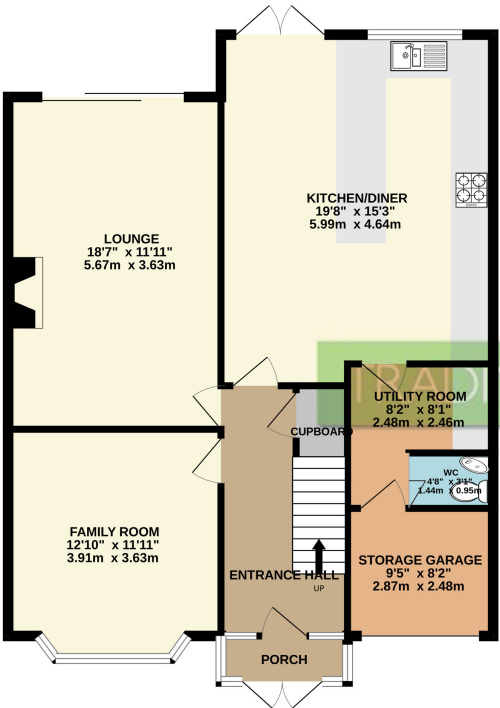
01617470022



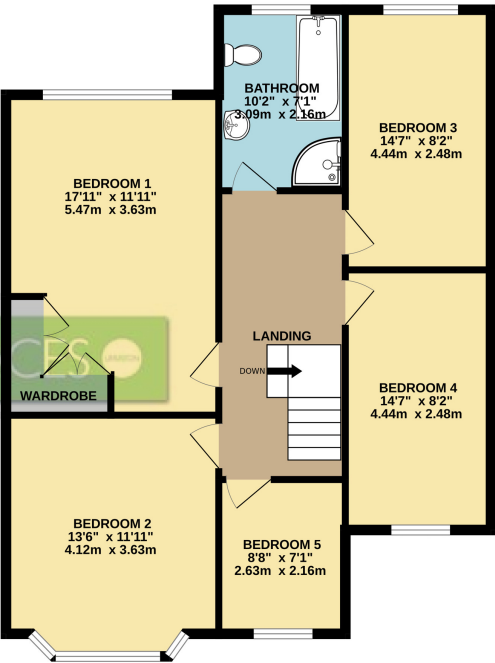


TRADING PLACES ESTATE AGENTS are delighted to offer to the sales market this fantastic 1750SQFT FIVE BEDROOM significantly extended bay fronted semi-detached family residence. Situated on a quiet residential cul-de-sac, this property is convenient for both Davyhulme Park Golf Club and Urmston Cricket Club and in the catchment of outstanding primary schools and Urmston Grammar. Offering spacious accommodation, this property would be ideal for any growing family. The impressive tastefully upgraded family home comprises; entrance porch, a warm and welcoming entrance hallway, a good-sized bay fronted family room, extended lounge, large open plan breakfast kitchen, separate utility room and a downstairs w.c . To the first floor, a large open landing provides entry into five well-proportioned bedrooms and a four-piece family bathroom. Externally, to the front of the property, a driveway provides off road parking for multiple vehicles and leads up to a storage garage. To the rear, a spacious, mainly lawned garden with a patio area provides a suitable space for a table and chairs during those summer months. Timber fenced boundaries. 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 cul-de-sac location.

GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 1745 sq.ft. (162.2 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.

Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(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: Carrsvalle Road, Urmston, M41

