

TRADING PLACES ●

£650,000

Ambleside Road, Flixton, M41



 5
Bedrooms

 3
Bathrooms

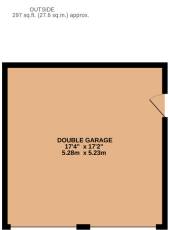
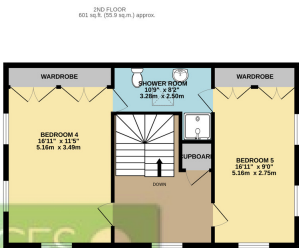
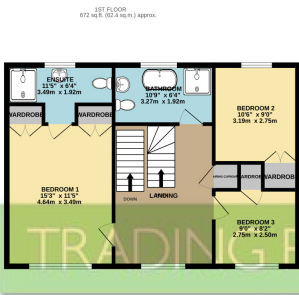
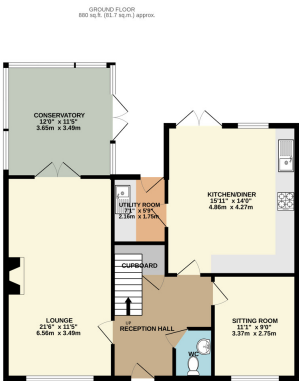
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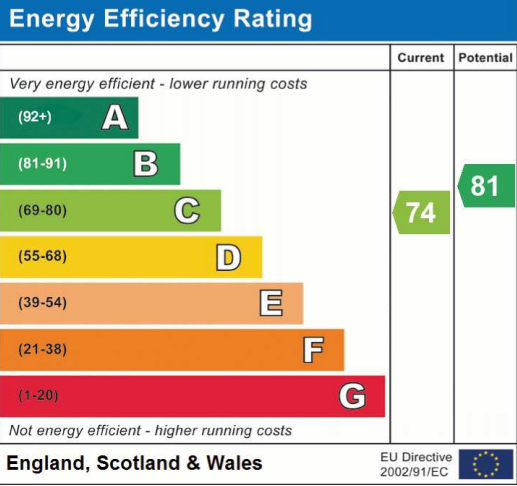
TRADING PLACES ESTATE AGENTS are pleased to offer for sale this impressive, individual built detached family residence situated on a fantastic, quiet Flixton road with open aspect views to the front of the property. This desirable home is beautifully presented with accommodation arranged over three floors. In brief the ground floor comprises; a large warm and welcoming hallway, family lounge, fully double glazed conservatory, a great size dining kitchen, a versatile second reception room currently used as a sitting room by our clients, a useful utility room and a downstairs WC. To the first floor, a shaped landing provides entry into three of the five bedrooms alongside a tiled en-suite shower room and a contemporary four piece family bathroom. Stairs rise from the first floor landing up to the second floor level where you will find two further double bedrooms, both substantially sized doubles alongside a three piece 'Jack & Jill' ensuite shower room. Externally, to the front of the property, there is a low maintenance garden with steps leading up to the front door. To the rear there is a secluded, landscaped, paved garden with a good sized paved patio area ideal for a table and chairs during those summer months. To the side, there is also an extensive driveway which leads up to a detached double garage. Located on the ever popular tree lined Ambleside Road in Flixton within close proximity to schools, amenities and transport links including Flixton Train Station, this property would ideally suit a growing family.



TOTAL FLOOR AREA : 2451 sq.ft. (227.7 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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Address: Ambleside Road, Flixton, M41

