

TRADING PLACES

Offers over £350,000
Moorside Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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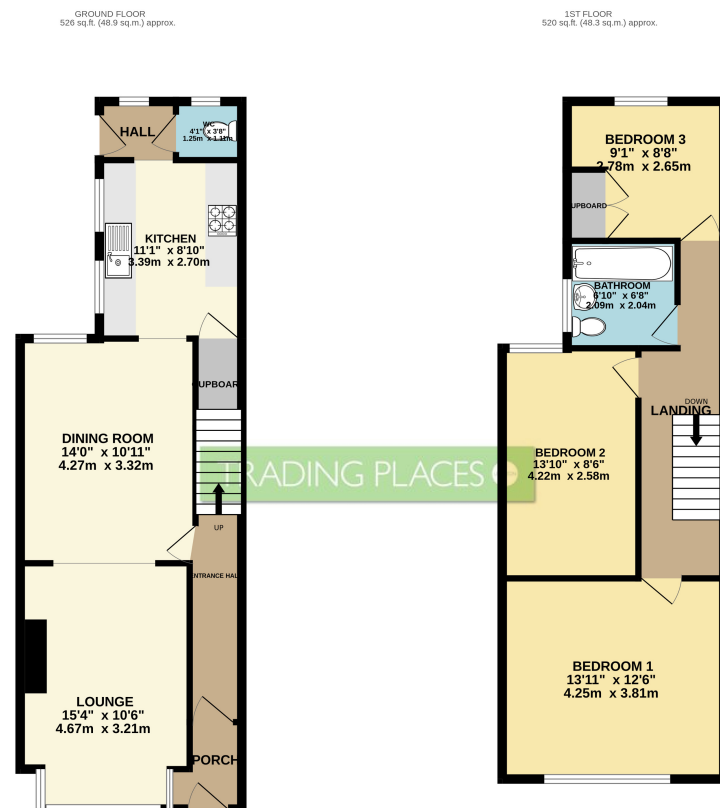
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***** GOLF COURSE VIEWS !! ***** TRADING PLACES ESTATE AGENTS are delighted to offer for sale this spacious period **THREE BEDROOM MID TERRACE** property situated in on an extremely popular road overlooking Davyhulme golf course. Built in the 1900's, this property maintains much of it's character whilst offering modern living accommodation. This spacious **THREE BEDROOM** property benefits from double glazed windows and gas central heating and the accommodation and briefly comprises: entrance hallway, a good sized living room, a spacious sitting room, a downstairs WC and an impressive kitchen. To the first floor there are **THREE** good sized bedrooms and a three piece family bathroom. Externally this property offers gardens to the front and a private **SOUTH FACING** lawned garden to the rear. The location of Moorside Road is ideal for a selection of highly regarded schools, Trafford General Hospital and is just a short distance from Urmston town centre. Offered for sale with no onward chain. All in all this property needs to be viewed to appreciate the size and location on offer. An internal inspection is recommended to avoid disappointment.

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TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	55	87
(81-91) B		
(69-80) C		
(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

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