

TRADING PLACES

£450,000
Moorside Road, Flixton, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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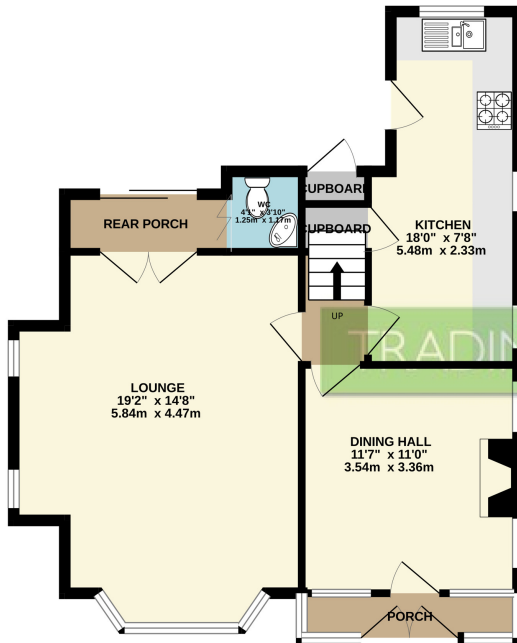
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TRADING PLACES ESTATE AGENTS are delighted to be able to bring to the market a spacious THREE BEDROOM detached family home located on a sought after residential road in Flixton. In brief this desirable property comprises; entrance porch, a welcoming dining hall, bay fronted living room, rear porch, useful downstairs WC and an extended open plan kitchen opening into the landscaped rear garden. To the first floor a spacious landing provides access into THREE good sized bedrooms and a modern four piece family bathroom. Externally the property sits on a corner plot with gardens to three sides to the front there is a garden a further lawned garden running down the side of the property leading to the rear which is low maintenance driveway providing off road parking facilities which in turn leads up to a useful attached garage. This charming property would be ideal for a growing family and requires a detailed inspection to appreciate the accommodation and superb garden on offer. This property is situated in a convenient location situated on Moorside Road within walking distance of a range of local amenities including shops and schools.

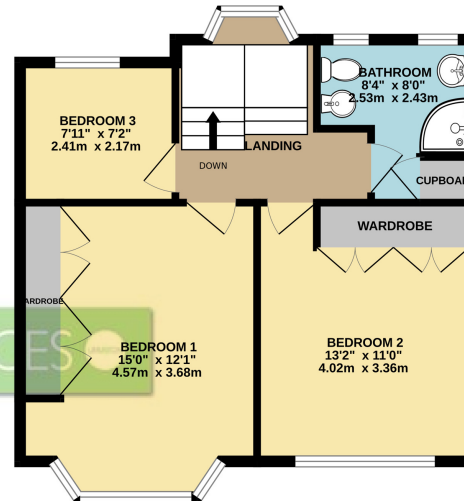
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GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Moorside Road, Flixton, M41

