

TRADING PLACES

£400,000

Snowden Avenue, Flixton, M41



3

Bedrooms



1

Bathroom

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

01617470022

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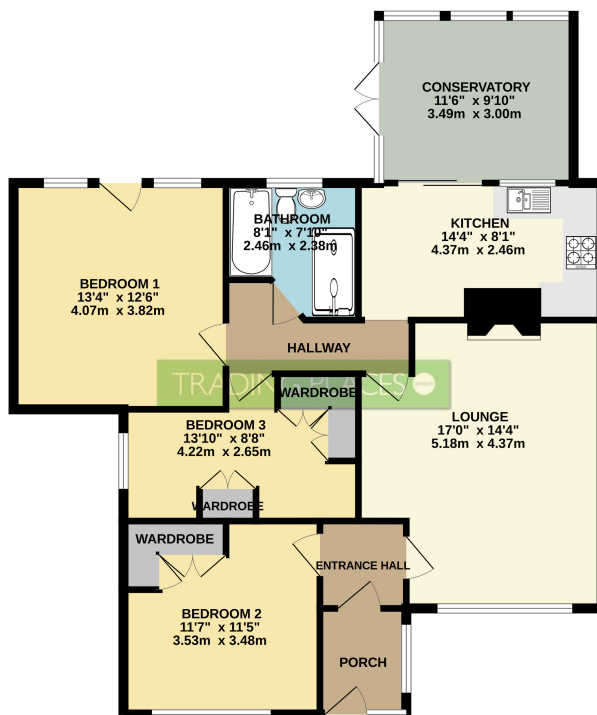
TRADING PLACES ESTATE AGENTS are proud to offer for sale this beautifully appointed three bedroom semi detached true bungalow situated in a popular area of Flixton. The property is in genuine move in condition and is a credit to our client having a newly fitted kitchen and bathroom. In brief the property comprises welcoming porch, hallway, spacious lounge with Inglenook fireplace, fitted kitchen, conservatory, inner hallway, the three well proportioned bedrooms and the four piece bathroom suite. The property is warmed by gas central heating and is fully uPVC double glazed. Externally to the front there is a paved driveway providing ample off road parking along with an ornate garden with mature plants and shrubs. To the side there is a continuation of the paved driveway and gate giving access to the rear. To the rear there is a paved patio area with shaped lawn garden beyond which benefits from mature beds and is fenced for privacy.

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GROUND FLOOR
998 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.8 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		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Snowden Avenue, Flixton, M41

