

TRADING PLACES

Asking Price £425,000
Southgate, Urmston, M41



3

Bedrooms



1

Bathroom

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

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DETACHED FAMILY HOME | SOUGHT-AFTER LOCATION

TRADING PLACES ESTATE AGENTS are delighted to present to the market this attractive and extended **three-bedroom detached home**, located on the highly sought-after **Southgate** in **Urmston**.

Boasting space, character, and versatility, the property offers well-proportioned accommodation throughout. In brief, the layout comprises:

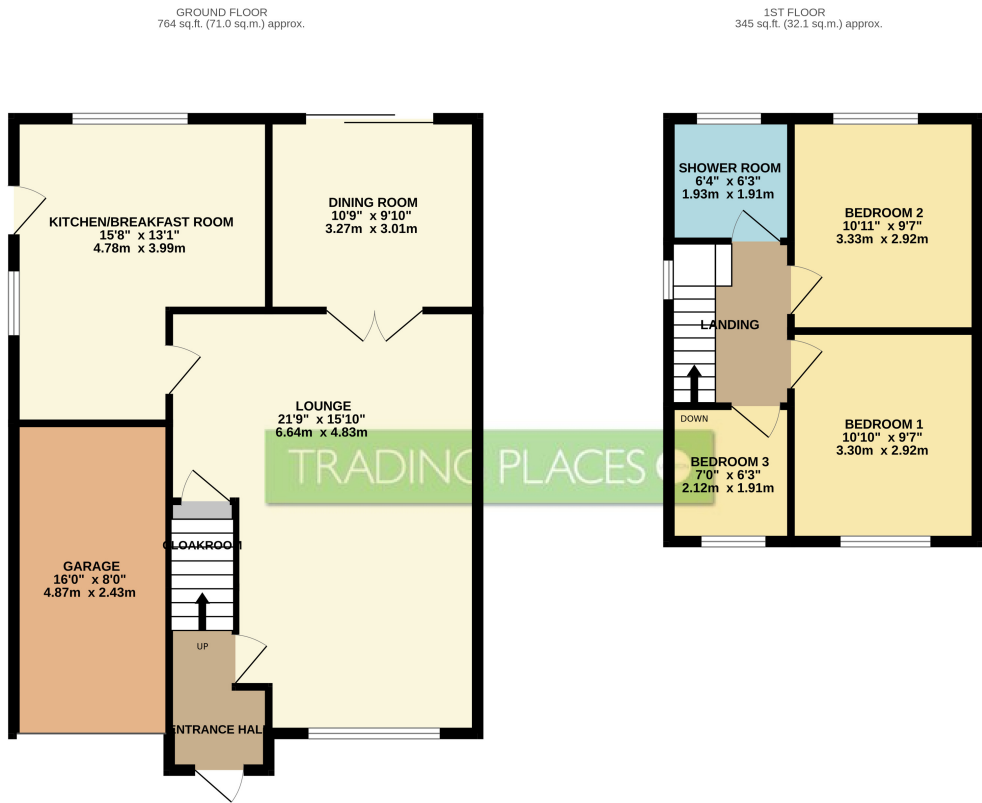
- A generous entrance hallway
- An open-plan living room
- An extended, fully fitted breakfast kitchen
- A separate dining room with patio sliding doors into the rear garden

To the first floor, there are **three well-sized bedrooms** and a modern **shower room**.

Externally, the home benefits from **ample driveway parking** to the front and a beautifully **landscaped, enclosed rear garden**. An **integral garage** also adds convenience and further storage.

Perfectly positioned for **excellent local schools, transport links, and amenities**, this property is ideally suited to a **growing family**.

An internal inspection is essential to truly appreciate the space and quality this fantastic home has to offer.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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		80
(55-68) D	60	
(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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