

TRADING PLACES

£265,000

Richmond Avenue, Urmston, M41



2

Bedrooms



1

Bathroom

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

01617470022

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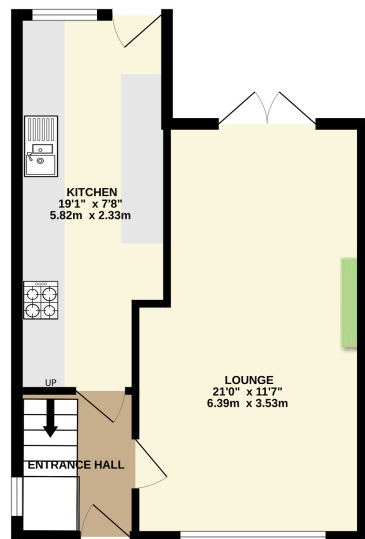
01617470022

A SHORT WALK FROM URMSTON TOWN CENTRE! TRADING PLACES ESTATE AGENTS are privileged to offer for sale this much cared for & well appointed two double bedroom semi detached property. Ideally located for access to Urmston amenities including train station & the popular local schools. In brief the accommodation comprises hallway, lounge, fitted kitchen, shaped landing, the two double bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & benefits from being uPVC double glazed. Externally to the front there is a pleasant garden. To the side there is access a brick storage shed. To the rear there is a mainly lawned garden with a timber decked patio. If you are looking for a property which is something perfectly situated for all Urmston has to offer be sure to view this!

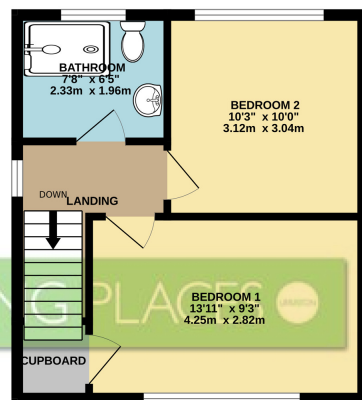
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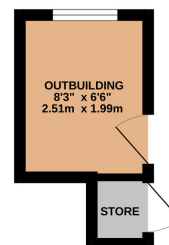
GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



OUTSIDE
64 sq.ft. (5.9 sq.m.) approx.



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TOTAL FLOOR AREA : 818 sq.ft. (76.0 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	68	84
(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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