

TRADING PLACES

Offers over £325,000
Bradfield Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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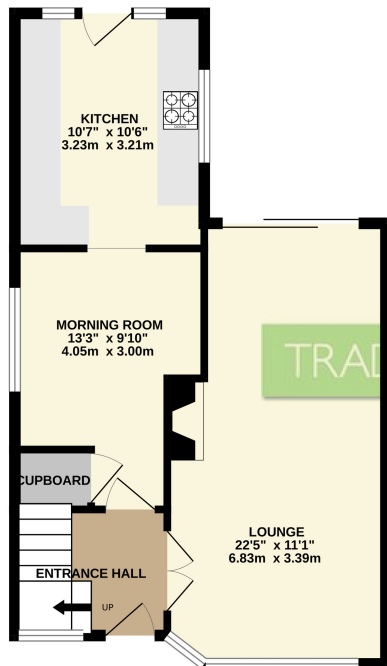
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****OVERLOOKING LOCAL ALLOMENTS** TRADING PLACES ESTATE AGENTS** are delighted to offer for sale this well presented extended **THREE BEDROOM** semi detached property located on the ever popular Bradfield Road in Urmston. This property benefits from uPVC double glazing and gas central heating. In brief, this desirable property comprises; a warm and welcoming entrance hallway, bay fronted 21ft living room with patio doors leading into the rear garden alongside a separate morning room and extended fitted kitchen. To the first floor there are three well proportioned bedrooms and a two piece bathroom and a separate WC. Externally, to the front of the property, a paved driveway provides ample off road parking and leads up secure gates to the side. The rear garden itself is enclosed by timber fencing, a shaped lawned area, well stocked flower beds and a patio ideal for alfresco dining during those summer months. Situated close to a range of amenities including shops, transport links, highly regarded schools and within five minutes walk to Humphrey Park Train Station.

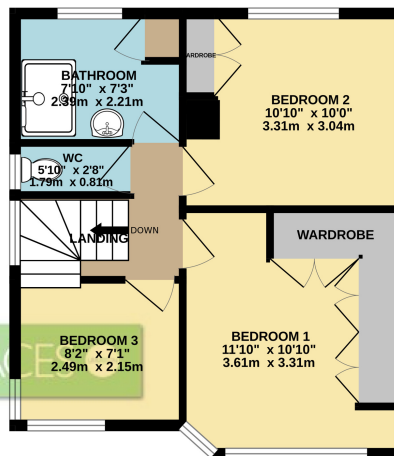
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GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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		77
(55-68) D	56	
(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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