

TRADING PLACES

£335,000
Arundel Avenue, Flixton, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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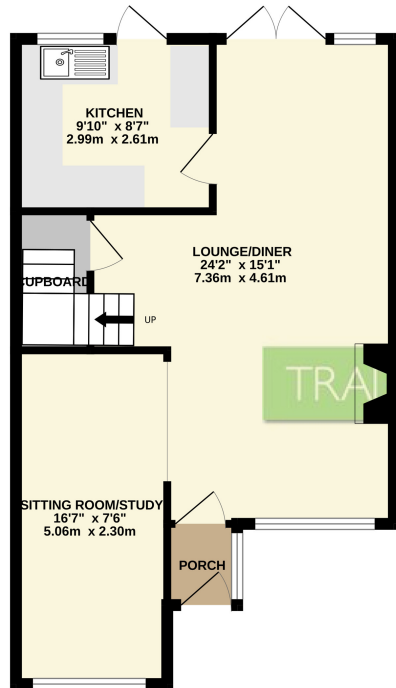
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*****LARGE CORNER PLOT**** TRADING PLACES ESTATE AGENTS are pleased to offer this perfect opportunity to purchase a superb three bedroom semi-detached family home located in a popular residential area, close to Schools, amenities, and convenient for the local bus route. Acre Hall Primary School and Wellacre Technology Academy are also within close proximity. This property is warmed by gas central heating and benefits from uPVC double glazing throughout. The well proportioned accommodation briefly comprises; Entrance hallway, through lounge/dining room, a modern fitted kitchen complete with a range of wall and base units. A converted garage provides additional reception space ideal for a variety of uses. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a spacious family bathroom. Externally to the front of the property a paved driveway can be found with good size lawned garden. To the rear, an enclosed low maintenance rear garden and paved patio offer an ideal space for a table and chairs during those summer months. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer.

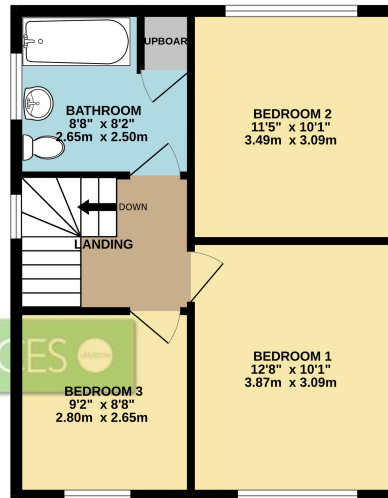
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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 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		83
(69-80) C	71	
(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	

Address: Arundel Avenue, Flixton, M41

