

TRADING PLACES

£325,000
Whitegate Park, Flixton, M41



3

Bedrooms



1

Bathroom

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

01617470022

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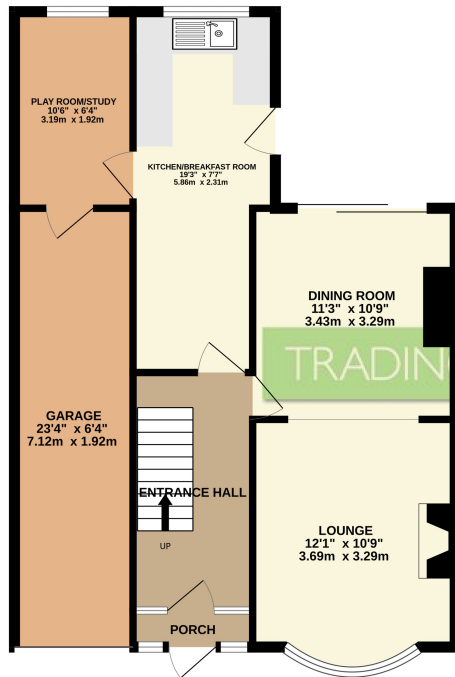
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TRADING PLACES ESTATE AGENTS are proud to offer for sale this much loved three bedroom extended semi detached family residence which is now in need of updating throughout. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted dining room, lounge, extended dining kitchen, a separate study/playroom, shaped landing, three well proportioned bedrooms, a two piece bathroom suite and separate wc. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a paved driveway providing ample off road parking leading to the attached garage. To the rear there is a paved garden which is fenced for privacy. Ideally placed for the well regarded schools, amenities & Flixton train station.

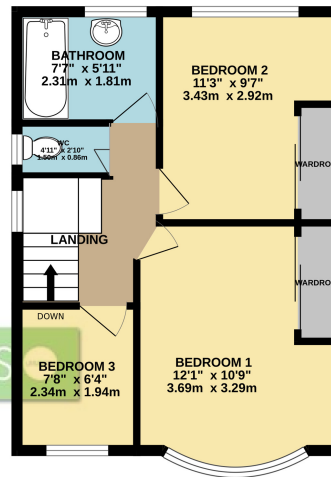
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GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1094 sq.ft. (101.7 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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