

# TRADING PLACES

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



3

Bedrooms



1

Bathroom

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

01617470022

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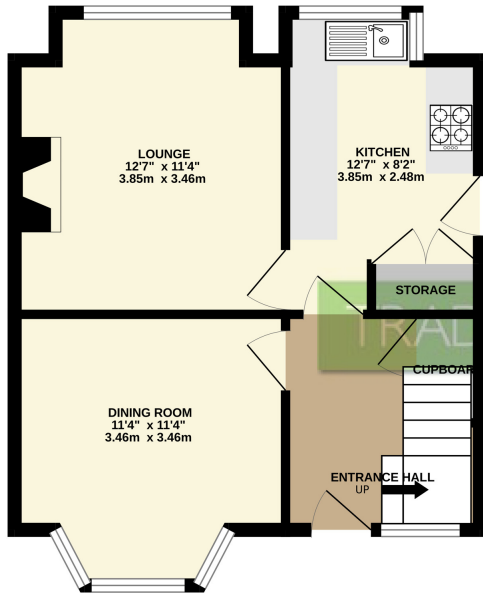
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**\*\*NO ONWARD CHAIN\*\*** - Trading Places Estate Agents are pleased to offer for sale this well proportioned bay fronted **THREE BEDROOM** semi detached property located on the ever popular Stretford Road in Urmston. Positioned close to the Urmston Meadows, this well cared for property would be ideal for any growing family or First time buyer. In brief the accommodation comprises; a welcoming entrance hallway, a bay fronted dining room which opens into a generously sized living room alongside a fitted kitchen benefiting from a comprehensive range of wall and base units. To the first floor, a shaped landing allows entry into **THREE BEDROOMS** all with fitted wardrobes as well as a three piece bathroom. Externally, this property has garden areas to the front and rear. The rear garden itself offers a low maintenance expanse of paving with a covered patio and garden shed. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network.

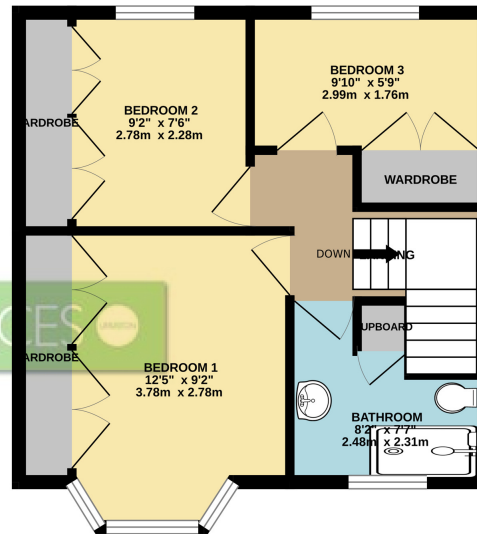
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GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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