

TRADING PLACES

£399,950

Walmsley Grove, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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****WALK INTO URMSTON**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this beautifully presented and thoughtfully extended three bedroom semi detached home, ideally positioned within a secluded cul-de-sac just off Church Road. Positioned within minutes walk to the heart of Urmston town centre, upon entering the property, you are welcomed by a bright and airy hallway that leads into a stylish and contemporary living room, a warm and inviting space perfect for relaxation. To the rear of the property, a stunning extended kitchen and dining area awaits, the fully fitted kitchen includes integrated appliances and pull out ironing board ample space for entertaining and family gatherings. The kitchen area itself opens into a further reception room in the form of a uPVC double glazed conservatory with underfloor heating overlooking the West facing rear garden, ideal for a variety of uses but currently used as a sitting room by our clients. To the first floor, a shaped landing provides entry into three generously sized bedrooms alongside a sleek, contemporary three piece family shower room. Externally, the property benefits from a low maintenance front garden with a neatly kept lawned garden and a private driveway providing excellent off road parking facilities. To the rear, a beautifully landscaped, west facing garden offers the perfect setting for summer evenings and alfresco dining. Ideally located, this property enjoys close proximity to Urmston's vibrant town centre, with an excellent range of bars, restaurants, and local amenities. Commuters will appreciate the superb transport links, including nearby access to Flixton, Urmston and Chassen Road train stations, offering direct connections to both Manchester City Centre and Liverpool. This fantastic property is ideal for families, professionals, or anyone looking to enjoy modern living in a sought after location

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TOTAL FLOOR AREA: 924 sq.ft. (85.8 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		84
(69-80) C	72	
(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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