

TRADING PLACES

Offers over £300,000
Benbecula Way, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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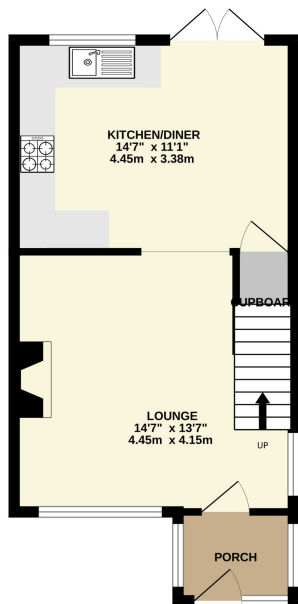
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****LOFT ROOM**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this immaculately presented THREE BEDROOM semi-detached property benefiting from uPVC double glazing and gas central heating. Situated on the ever popular 'Wimpy Estate', this property is convenient for bus routes, the Trafford Centre, Local schools and the Motorway Network. In brief, the tastefully presented accommodation comprises; entrance porch, a spacious living room with a unique glass and led lit balustrade and oak staircase leading to the first floor, a modern fitted kitchen with space for a dining table and patio doors leading out to the rear garden. To the first floor there are three good sized bedrooms and a tiled three-piece bathroom. Access into a converted loft room can be obtained from the first-floor landing and is suitable for a variety of purposes with a Velux window and power supply. Externally this property offers a good-sized, low maintenance rear garden with a patio area. To the front of the property, a concrete imprint driveway provides ample off-road parking. An internal inspection is highly recommended.

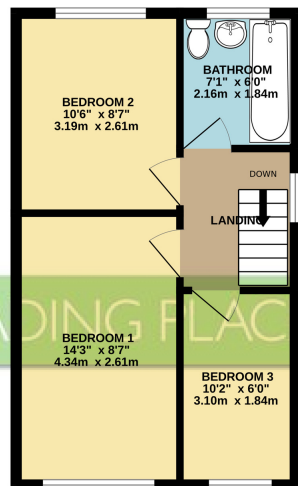
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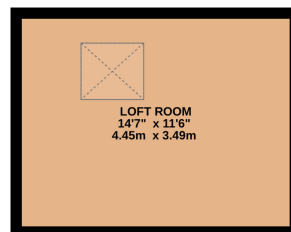
GROUND FLOOR
362 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
167 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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