

TRADING PLACES

£365,000

Central Drive, Urmston, M41



3

Bedrooms



2

Bathrooms

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

01617470022

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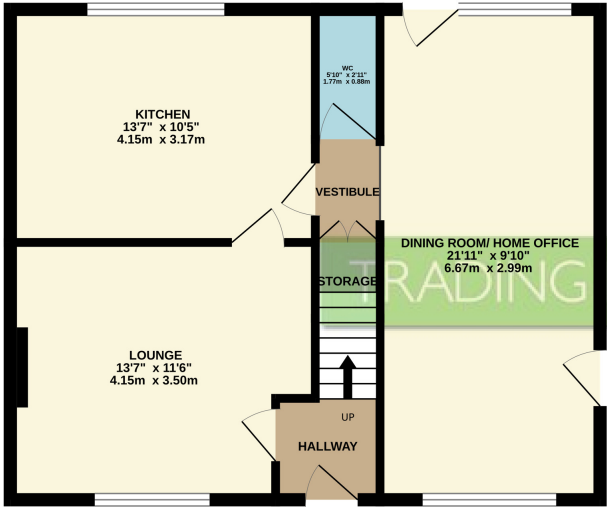
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TRADING PLACES ESTATE AGENTS are delighted to offer for sale this stunning extended THREE BEDROOM semi -detached family home situated on the always popular Central Drive in Urmston with a superb SOUTH FACING rear garden. This property benefits from gas central heating and uPVC double glazing and in brief, the attractive accommodation comprises, entrance hallway, lounge, dining kitchen, dining room and a downstairs WC. To the first floor there are the three bedrooms and a shower room. Externally there is ample off road parking to the front of the property whilst to the rear, a generous SOUTH FACING lawned garden with a large patio area can be found. An internal inspection comes highly recommended.

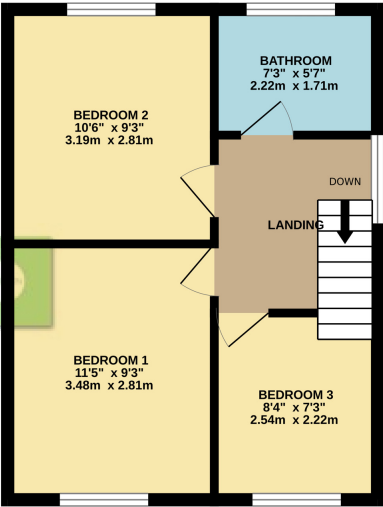
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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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		
(69-80)	C		
(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	81

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	63

