

# TRADING PLACES

Offers over £325,000  
Hastings Drive, Flixton, M41



 2  
Bedrooms

 1  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022

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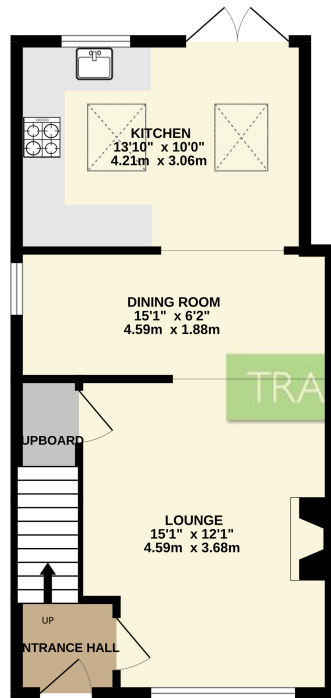
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**\*\*EXTENDED OPEN PLAN DINING KITCHEN\*\*** - TRADING PLACES ESTATE AGENTS are pleased to offer to the sale market this beautifully presented TWO BEDROOM semi detached family residence situated on a popular Flixton road. Refurbished throughout only four years ago, the tastefully updated accommodation briefly comprises; a warm and welcoming entrance hallway, a generously sized living room with logburner opening to a dining area alongside an impressive, recently redesigned open plan dining kitchen with double uPVC doors opening out into the rear garden. The kitchen itself is furnished with a comprehensive range of fitted wall and base units with a rolled edged worksurfaces alongside a host of integrated appliances. All downstairs rooms have LVT flooring. To the first floor, a shaped landing provides entry into two well proportioned bedrooms and a three piece tiled bathroom with a shower over bath combination. Externally to the front of the property, there is a generous, driveway providing off road parking for multiple vehicles. To the rear, there is a paved seating area and a shaped lawned garden with mature plants, bushes and trees. As mentioned, this property was comprehensively refurbished only four years ago which included a new roof, single storey rear extension and new plumbing including radiators and a new gas boiler. Well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of the popular Flixton Primary School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station.

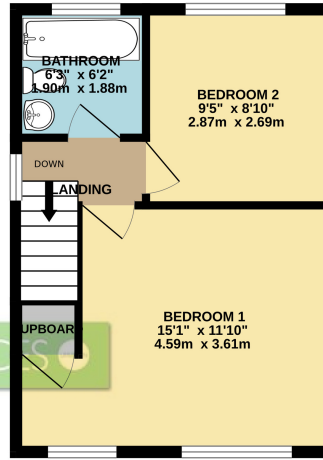
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GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



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TOTAL FLOOR AREA: 772 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.  
Made with Metropix 12/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		<b>78</b>
<b>C</b>		
(55-68)	<b>60</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hastings Drive, Flixton, M41

