

# TRADING PLACES

Offers in excess of £250,000  
Amersham Close, Urmston, M41



 **3**  
Bedrooms

 **1**  
Bathroom

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

01617470022



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Located in Urmston, Manchester, this three-bedroom semi-detached house on Amersham Close offers a comfortable living space with practical features. The property includes one bathroom and a reception room, providing ample space for family living. The kitchen-diner is well-equipped, offering a functional area for cooking and dining. The property is fully double glazed, enhancing energy efficiency and reducing noise.

The reception room is bright and airy, benefiting from large windows that allow natural light to flood the space. The flooring throughout the house is a mix of wood and carpet, providing a warm and welcoming atmosphere. The kitchen is fitted with modern appliances, including an oven and hob, and offers plenty of storage space with its well-designed cabinets.

The large rear garden is a standout feature, providing a private outdoor space for relaxation and recreation. It is bordered by mature trees and shrubs, offering a sense of privacy and tranquility. The garden is easily accessible from the kitchen, making it convenient for outdoor dining and entertaining.

The property is situated close to the Metrolink and train station, providing excellent transport links to Manchester and beyond. Local amenities, including shops, schools, and parks, are within easy reach, making this location highly convenient for families and professionals alike.

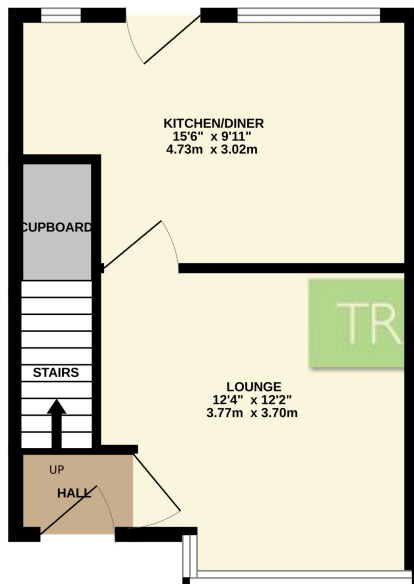
The house is offered with no chain, simplifying the purchasing process for potential buyers. This property represents a great opportunity to own a home in a desirable area with excellent transport links and local amenities. The Energy Performance Certificate (EPC) details are available upon request, ensuring transparency regarding the property's energy efficiency.

The location in Urmston, Manchester, offers a vibrant community atmosphere with a range of amenities and services. The nearby transport links make commuting straightforward, while the local area provides a variety of shopping, dining, and leisure options.

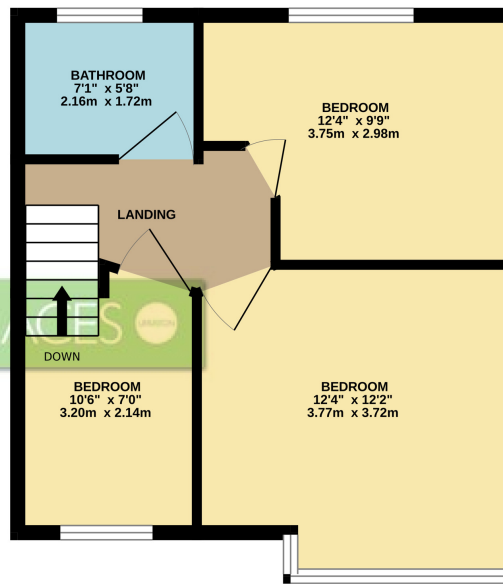
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GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Urmston, M41

