

# TRADING PLACES

Guide price £140,000  
Tilby Close, Flixton, M41



 2  
Bedrooms

 1  
Bathroom

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

01617470022

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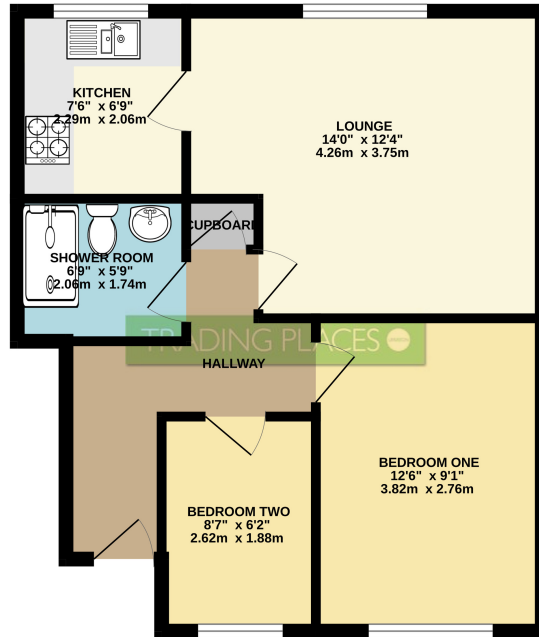


**\*\*NO ONWARD CHAIN\*\*** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this extremely well presented TWO BEDROOM, first floor apartment located within this highly desirable over 55's development in Flixton. Positioned just off Irlam Road, this apartment is situated in a convenient position for bus routes, shops and amenities at Woodsend Circle including the recently Sainsbury's Local. On entering this development there is a pristine communal entrance hallway with a stair lift as well as lift service to all floors. The accommodation within the apartment itself comprises; a welcoming entrance hallway, a spacious living room with a window to the front elevation overlooking Irlam Road, a fitted kitchen, two good sized bedrooms and a three piece wet room. Externally this development is set within communal grounds which incorporate a parking area for residents. Further benefits of this highly desirable apartment include gas central heating and uPVC double glazing.

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GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA - 488 sq.ft. (45.3 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 misstatement. 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 12/2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	<b>79</b>	<b>79</b>
<b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Tilby Close, Flixton, M41

