

TRADING PLACES

Offers over £400,000
Sandywarps, Irlam, M44



 4
Bedrooms

 2
Bathrooms

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

01617470022

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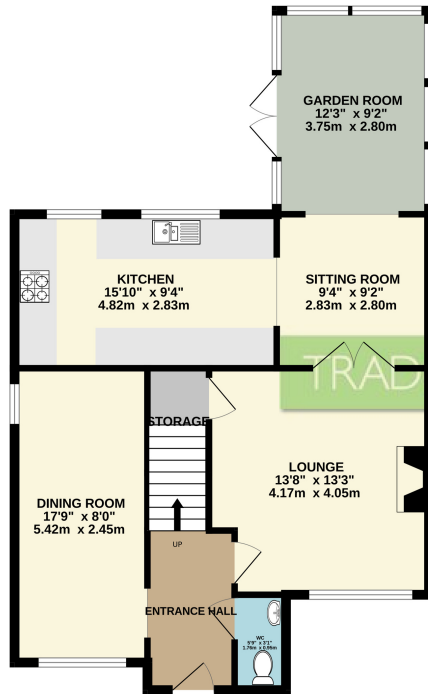
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This simply stunning extended **FOUR BEDROOM/TWO BATHROOM** detached property offers a truly amazing lifestyle opportunity for any family. This modern executive home offers an abundance of space and style throughout, featuring an impressive entrance hall, four good size reception rooms, a fantastic modern fitted kitchen with butchers block work tops and integrated appliances. Downstairs WC are all located on the ground floor. To the first floor are four well proportioned bedrooms with the master bedroom benefitting from an en-suite shower room. The family bathroom is modern in design. Externally the front garden has a paved walkway, driveway providing off road parking for several vehicles. To the rear is one of largest gardens on this estate. Landscaped with wooden fence surround, Two Indian stone patio areas deck patio and paved walk areas, low maintenance garden for more relaxation. Viewing of this property is highly recommended to avoid disappointment. Ideal location for access to both M6 And M60 motorways, close to all local amenities schools and transport routes to the city. Excellent green areas, leisure and recreational facilities offer a unique lifestyle and its all on your door step.

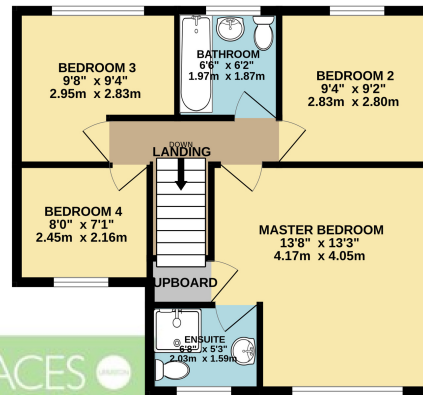
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GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 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 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		84
(69-80)	C	75	
(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	

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