

# TRADING PLACES

Guide price £279,950  
Valley Road South, Flixton, 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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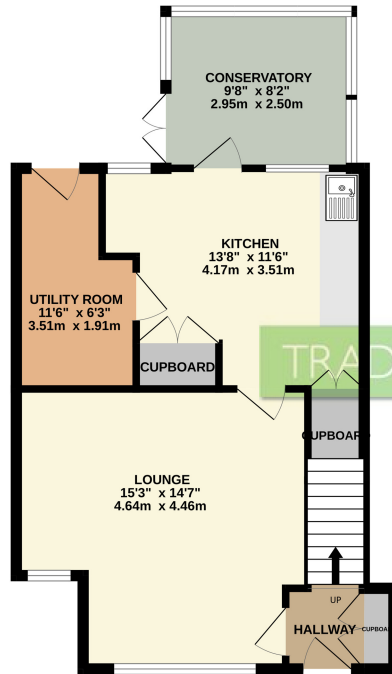
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FANTASTIC OPEN VIEWS TO THE FRONT AND REAR! TRADING PLACES ESTATE AGENTS are delighted to bring to the market this well presented three bedroom property on the popular Valley Road South in Flixton. The property enjoys open aspect views to front and rear and is conveniently located close to local amenities including popular bus routes and within the catchment area for several popular schools. The accommodation comprises of entrance hall, lounge, kitchen/dining room, utility room and conservatory. To the upstairs are three good sized bedrooms, family bathroom and separate WC. The property has also had a full re-wire. To the outside front is a block paved garden with views over the green. Whilst to the rear you will find the impressively sized garden with open aspect views across farmland and the Manchester Ship Canal.

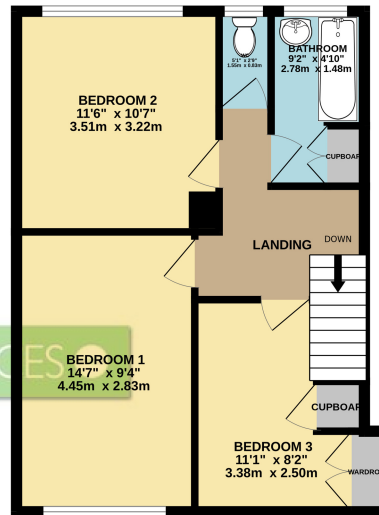
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GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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>		87
(69-80) <b>C</b>	71	
(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

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