

# TRADING PLACES

£275,000

Roedean Gardens, Flixton, M41



3

Bedrooms



1

Bathroom

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

01617470022

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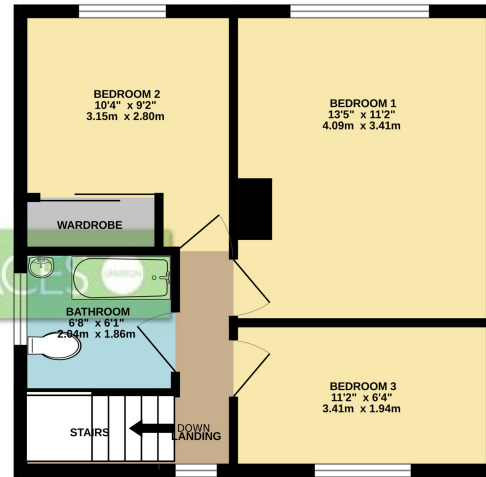
TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom semi detached property situated in the popular area of Flixton overlooking local playing fields and park. In brief the accommodation comprises welcoming hallway, spacious lounge diner, fitted kitchen, shaped landing, the three well proportioned bedrooms, three piece bathroom suite. The property is uPVC double glazed & is warmed by gas central heating. Externally to the front of the property there is a paved driveway providing ample off road parking. To the rear, there is a patio area with mainly lawned garden beyond that is fenced for privacy. Single detached garage. Ideally placed for local amenities, transport links & the well regarded schools.

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GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 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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