

TRADING PLACES ●

Asking Price £750,000
Western Road, Urmston, M41



 4
Bedrooms

 1
Bathroom

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

01617470022



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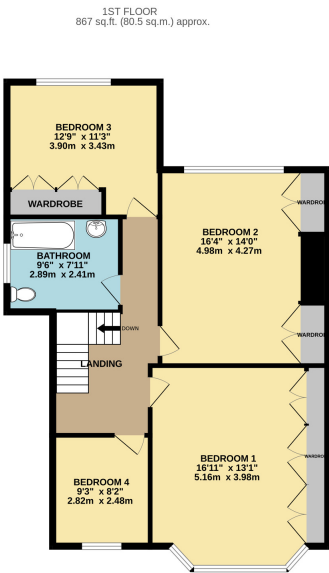
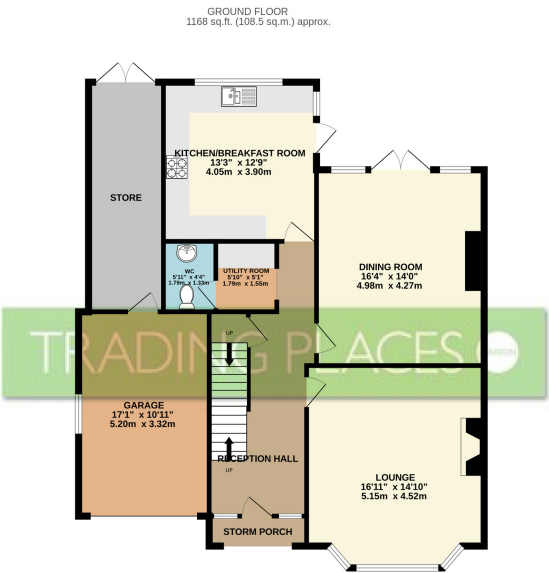
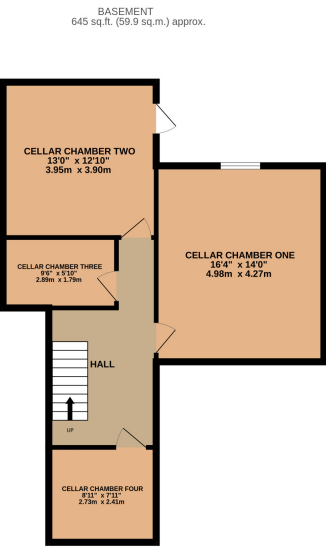
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**** A SPACIOUS AND CHARMING VICTORIAN FAMILY HOME **** - Trading Places Estate Agents are delighted to be able to bring to the market a highly desirable and well presented **FOUR BEDROOM** Victorian semi detached family home on the ever popular Western Road in Flixton. Retaining all its original character and period features this well proportioned accommodation briefly comprises; storm porch, grand entrance hallway, 17ft bay fronted living room, dining room, fitted dining kitchen, utility and a useful downstairs WC. The four cellar chambers can be accessed from the entrance hallway. To the first floor there are **FOUR** very good sized bedrooms and a three piece family bathroom.. Externally, unlike many period properties of this nature there is ample off road parking facilities to the front leading to a large garage with separate store as well as a beautifully maintained enclosed rear garden laid mainly to lawn with two paved patio areas. This tastefully presented property benefits from some original sash windows as well as offering space and character in abundance. There is also drawings available for a loft conversion providing three extra bedrooms and a bathroom (Subject to Planning).An internal inspection comes highly recommended.

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TOTAL FLOOR AREA : 2680 sq.ft. (249.0 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	<div>65</div>	<div>86</div>
(81-91) B		
(69-80) C		
(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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