

TRADING PLACES

Offers over £425,000
Woodsend Road, Flixton, M41



 4
Bedrooms

 2
Bathrooms

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

01617470022

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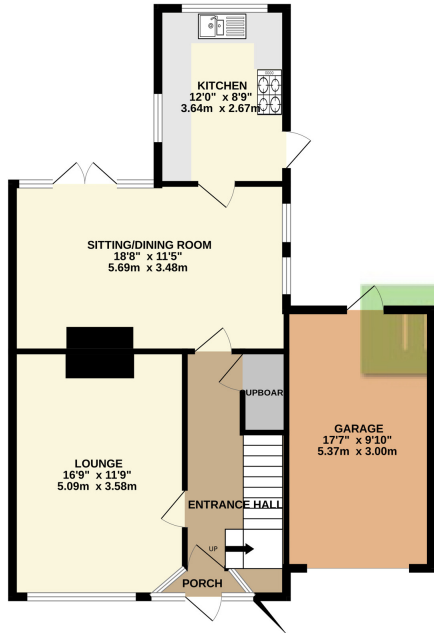
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TRADING PLACES ESTATE AGENTS are pleased to offer sale this well appointed FOUR BEDROOM/TWO BATHROOM semi-detached family residence situated in the popular area of Flixton. Spanning three floors and boasting a southerly facing rear garden, we feel an early viewing is essential to appreciate the property as a whole. To the ground floor the property comprises a welcoming hallway, bay fronted lounge, dining room/family room and fitted kitchen. To the first floor there is a shaped landing, three of the four well proportioned bedrooms, three-piece bathroom suite and a separate WC. To the second floor you will find the remaining fourth bedroom along with a three-piece ensuite shower room. The property is warmed by gas central heating and is UPVC double glazed. Being sold with no vendor chain and offering an early completion if desired. To the front of the property there is a generous driveway providing ample off-road parking leading to the attached garage along with a pleasant garden. To the southerly facing rear there is a patio area and mainly lawned garden beyond with mature plants and shrubs which is fenced for privacy. Ideally placed for the well regarded schools, amenities and Trafford General Hospital.

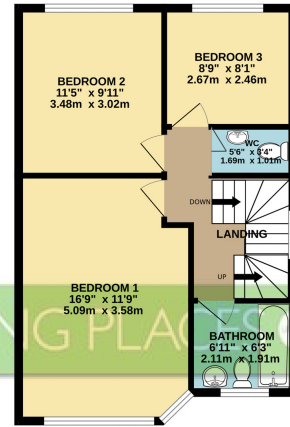
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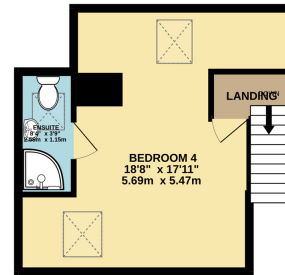
GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 1593 sq.ft. (148.0 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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