

TRADING PLACES

Offers over £350,000
Brook Road, Flixton M41 5RY



 2
Bedrooms

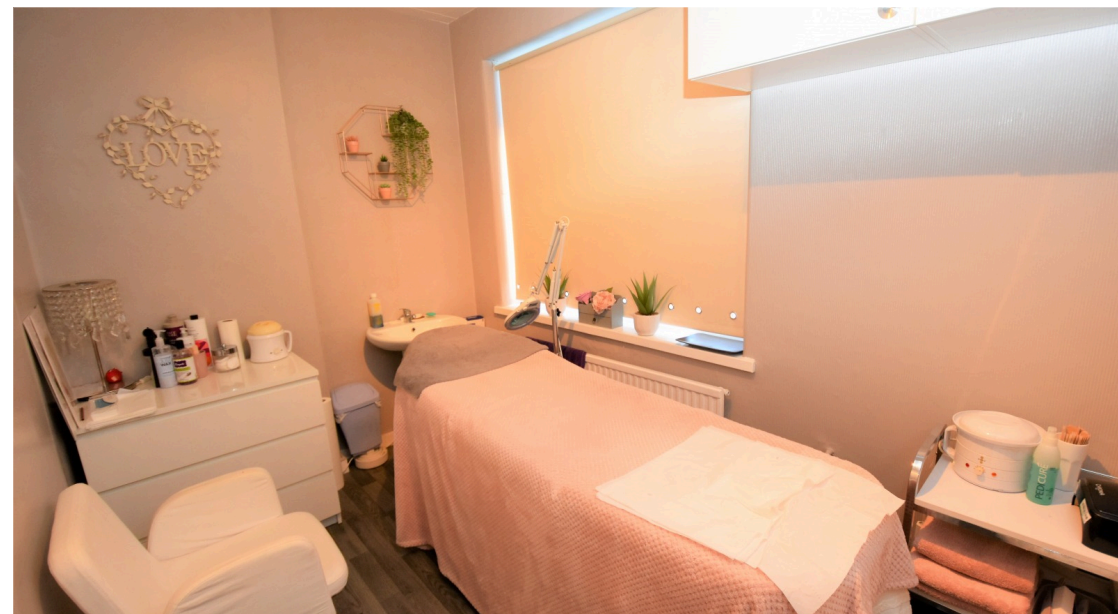
 1
Bathroom

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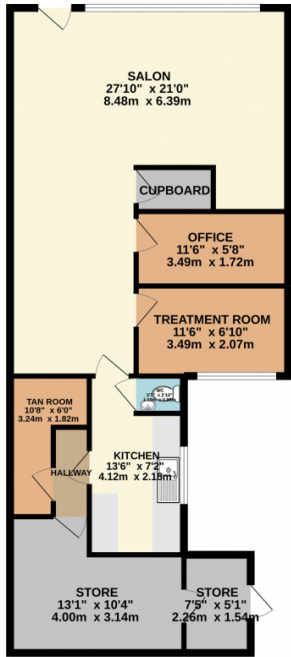


This investment opportunity comprises of a three storey commercial property close to Urmston Town Centre positioned on a large corner plot. The ground floor comprises of a fully operational salon with office, treatment room, tan room, wc, kitchen and two storage rooms with access door out to the rear courtyard. The first floor and second floor provides a stunning two double bedroom apartment with open plan lounge/kitchen and a four piece bathroom suite this self-contained apartment with having its own entrance and artificial grass garden. Further at the rear is a large double garage. Superb investment opportunity. Please contact Lee Bryant on for further information and to arrange a private internal inspection.

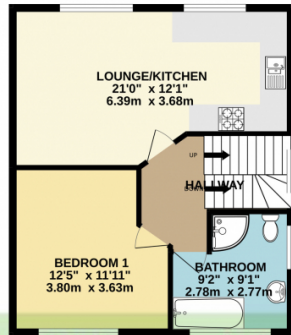
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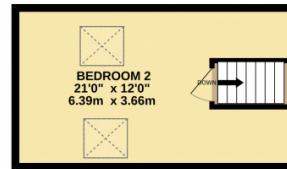
GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1662 sq.ft. (154.4 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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