

TRADING PLACES

Offers over £269,950
Marbury Close, Flixton, M41



2

Bedrooms



1

Bathroom

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

01617470022

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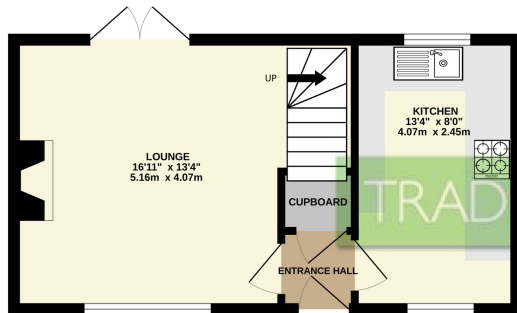
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****NO ONWARD CHAIN**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented TWO BEDROOM end townhouse property offered for sale in 'ready to move into' condition on a quiet Flixton cul-de-sac. The easily managed, accommodation would be perfect for any first time buyer and comprises; entrance hallway, a good sized living room and a newly fitted fitted kitchen. To the first floor, a shaped landing provides entry into two good bedrooms and a modern three piece tiled bathroom. Externally, this property is positioned on a larger than average plot with gardens to both the side and rear. To the rear, a paved patio area provides a perfect alfresco dining spot leading to a shaped lawned garden a shaped lawned garden. Further benefits include a gas central heating system, uPVC double glazing and off road parking facilities adjacent. Located close to a range of popular amenities including the library, a medical centre, Sainsbury's Local convenience store and is on the major bus route.

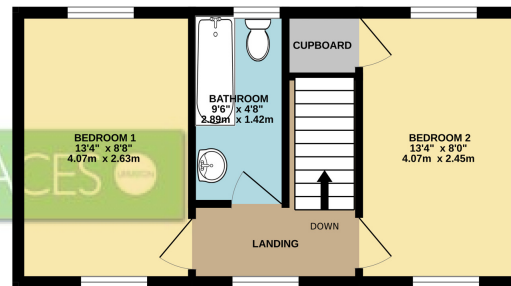
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GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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